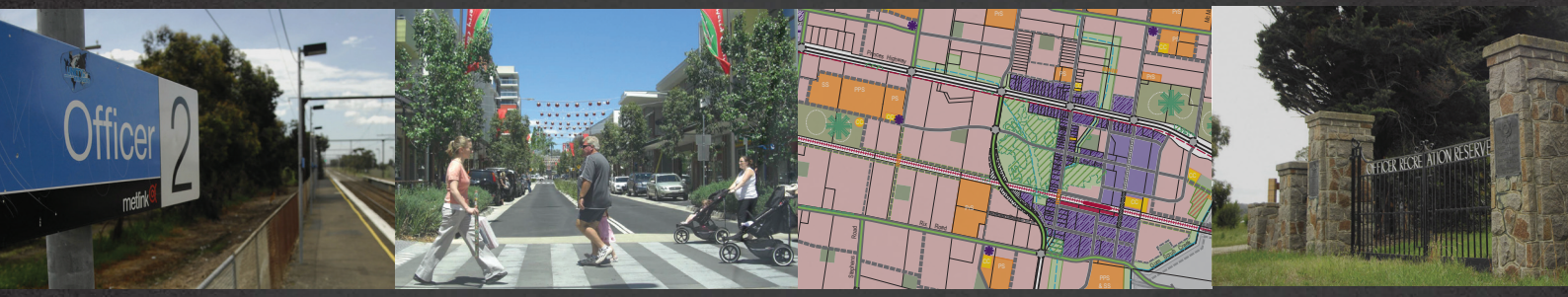
OFFICER DEVELOPMENT CONTRIBUTIONS PLAN

September 2011

(Amended November 2019)



CARDINIA

Victorian Planning Authority

VICTORIA
State Government

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Prepared by Cardinia Shire Council in consultation with the Growth Areas Authority (September 2011)

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Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	September 2011	Cardinia C149	N/A
2	June 2017	GC75	Amended by DELWP to accord with changes to the Community Infrastructure Levy amount.
3	November 2019	Cardinia C232	Various amendments arising from the Officer Town Centre review (changes noted throughout the PSP document)

INTRODUCTION

This Officer Precinct Development Contributions Plan (DCP) has been developed to support the funding of infrastructure in the Officer Precinct Structure Plan Area.

The Officer Precinct Structure Plan guides future development in the Officer Precinct and sets the long-term strategic framework for the development of the Officer Precinct in relation to:

- Land use (such as residential development of varying densities, retail, commercial uses, open space, education facilities and community facilities);
- Transport (such as the primary and local arterial road network, collector roads & proposed public transport);
- Activity centres (Major Activity Centre, Neighbourhood Activity Centre and Neighbourhood Convenience Centres); and
- Open space (passive & active), waterways and environmentally sensitive areas.

Improved social, economic, environmental and urban design outcomes are achieved through the provision of infrastructure early in the development of a new community. The delivery of key infrastructure in a timely and efficient manner is fundamental to sustainable outcomes in urban growth areas including the Officer Precinct.

The Officer Precinct Structure Plan will require a range of physical and social infrastructure as part of the development of the Officer Precinct. Not all of this infrastructure will be funded through this DCP.

This infrastructure is provided through a number of mechanisms including:

- Subdivision construction works by developers;
- Development contributions (community infrastructure levy and development infrastructure levy);
- Utility service provider contributions; and
- Capital works projects by Council, state government agencies and community groups.

This DCP will require the payment of levies to ensure that the infrastructure specified in this plan is funded to enable the Council to provide the infrastructure.

This DCP has been developed in accordance with the provisions of Part 3B of the Planning and Environment Act and the Victorian State Government Development Contributions Guidelines (2003, updated 2007).

It should be noted that the DCP proposes to fund some infrastructure items which normally would be delivered and funded by developers as part of subdivision works. This includes local and collector roads, some traffic management works, some local bus stops and improvements of some local open space. These works have been included in the DCP where land ownership is highly fragmented, to ensure the infrastructure is delivered.

1. STRATEGIC BASIS

1.1. LOCAL PLANNING POLICY CONTEXT

This DCP has been prepared to support the provision of infrastructure identified by the Officer Precinct Structure Plan.

Additionally, a number of strategic planning documents have been prepared by, or on behalf of Council that identify the need, standard and costs for the infrastructure items that are included in this DCP.

This DCP has been prepared in close consultation with Council officers. Council officers have also provided strategic planning information and advice regarding costs for this DCP where appropriate.

1.2. STATE PLANNING POLICY CONTEXT

The Minister's Direction dated 15 May 2003 (revised in 2007) outlines what may be funded with a development contribution levy, namely:

- Acquisition of land for roads, public transport corridors, drainage, public open space, community facilities;
- Construction of roads, including bicycle, footpaths and traffic management devices;
- Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops;
- Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment;
- Drainage works;
- Buildings and works for maternal and child health centre, child care centre, kindergarten or a combination of these.

The Victorian State Government has published a set of documents which make up the Development Contributions Guidelines (2003, updated 2007). The Development Contributions Guidelines are available through the Department of Planning and Community Development (DPCD) website.

These documents provide guidance as to how DCPs are to be prepared and administered including the matters that DCPs are to consider.

1.2.1. PLANNING AND ENVIRONMENT ACT 1987

Part 3B of the Planning and Environment Act 1987 outlines the statutory provisions relating to development contributions. In summary, Part 3B provides for, amongst other things:

- The inclusion of a DCP in the planning scheme, for the purpose of levying contributions for the provision of works, services and facilities (section 46I)

- The provision to impose either a development infrastructure levy or a community infrastructure levy (section 46J)
- The contents required of a DCP (Section 46K)

Amended by GC75

- The setting of limits in respect of a community infrastructure levy. In the case of the construction of a dwelling, the community levy must not exceed the amount specified by Section 46L.
- The provision for the Minister to issue written directions relating to the preparation and content of a DCP (section 46M)
- The collection of a development infrastructure levy, by way of a condition on a planning permit either requiring the payment of a levy within a specified time, or entering into an agreement to pay the levy within a specified time (section 46N)
- The collecting agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable (Section 46P (2)).

Inserted by GC75

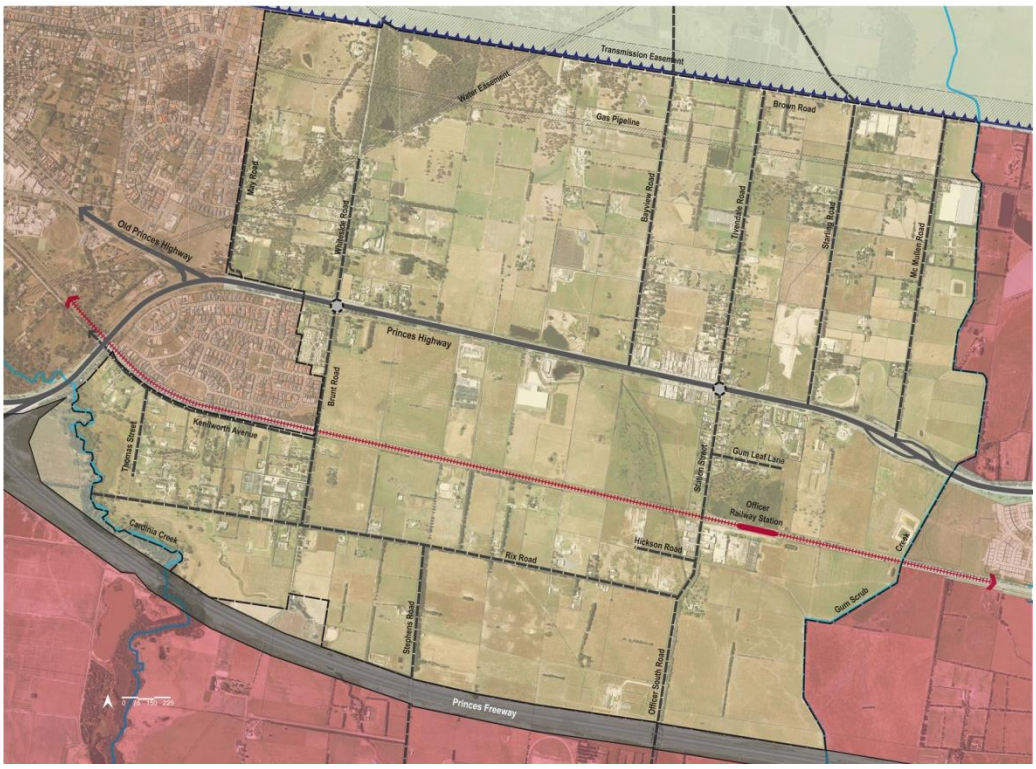
Variation to the Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

The collecting agency must publish the adjusted amount of the CIL payable under this DCP on its website.

1.3. AREA TO WHICH THE DCP APPLIES

FIGURE 1 DCP AREA MAP



The Officer DCP applies to the land shown in Figure 1.

The Precinct Structure Plan (PSP) applies to approximately 1,024 hectares of land.

The Officer Precinct Structure Plan defines the main catchment area (MCA) for the various infrastructure projects. The MCA is the geographic area from which a given item of infrastructure will draw most of its use. The MCA forms the entire charge area for collection of DCP levy amounts.

The DCP adopts the Precinct Structure Plan area as the Main Catchment Area.

1.4. TIMEFRAME TO WHICH THE DCP APPLIES

The DCP is assumed to have a life of approximately 20 years from the date that the DCP is incorporated into the Cardinia Planning Scheme.

2. INFRASTRUCTURE PROJECT JUSTIFICATION

The Council has identified a need for each of the community and development infrastructure projects that have been included in this DCP. The Council has identified that each item is needed in order to provide for the wellbeing, health and safety of the future community.

The cost apportionment methodology adopted in this DCP relies on the nexus principle. The Main Catchment Area (MCA) for this DCP is deemed to have a nexus with an infrastructure item if the occupants of the MCA are likely to make use of the infrastructure item.

Developers have the option to develop at various dwelling densities within the range specified in the Officer PSP. Therefore, in order to fairly levy developers achieving varying densities while maintaining financial certainty for Council, a 'per hectare of net developable land' demand unit is used for the collection of the Development Infrastructure Levy.

A 'per dwelling' demand unit is used for the collection of the Community Infrastructure Levy.

2.1. DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

This DCP makes a distinction between 'community' and 'development' infrastructure.

The Community Infrastructure Levy is to be paid by the land owner at the time of building approval at a 'per-dwelling' rate. The Planning and Environment Act 1987 stipulates a maximum amount under Section 47L.

The Development Infrastructure Levy is to be paid by developers at the time of development. Contributions relating to development infrastructure will be paid at a 'per-hectare of Net Developable Area' rate in respect of the development of land as specified in Table 16 of this document.

2.2. ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

The following infrastructure items are not included in the DCP, as they are not considered to be higher order items. They are assumed to be provided by developers as a matter of course:

- Internal streets and connector streets, and associated traffic management measures,
- Flood mitigation works;
- Local drainage systems;
- Main drainage works;
- Intersections connecting the development to the existing road network, except where specified as Development Contributions Plan projects;
- Water, sewerage, underground power, gas, telecommunications services;
- Local pathways and connections to the regional and/or district pathway network;
- Basic leveling, water tapping and landscaping of open space;

- Passive public open space reserve master plans and agreed associated works required by the PSP;
- Council's plan checking and supervision costs; and
- Bus Stops, as a requirement of planning permits.

Due to the high degree of land ownership fragmentation identified within parts of the DCP area, some infrastructure items that would normally be provided by developers as part of the subdivision works have been included in the DCP in order to ensure that they are delivered in a fair and timely manner to service the new community. These items include a limited number of local and collector roads, some traffic management works, and improvements of some local open space.

2.3. COMMUNITY INFRASTRUCTURE ITEMS

The Council has identified a requirement for 3 Community Infrastructure items.

Community Infrastructure items are identified in Table 1.

Figure 3 in Appendix B of this document shows the location of these Community Infrastructure items.

TABLE 1 COMMUNITY INFRASTRUCTURE ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
CI_CF_01a	Construction of a Community Facility - Library - Officer Town Centre	Library located on the Central Integrated Community Infrastructure Site within Officer Town Centre.	The project is required to provide adequate community facilities to the new community.
CI_CF_01b	Construction of a Community Facility - Library - Officer Town Centre	Library located on the Central Integrated Community Infrastructure Site within Officer Town Centre (Additional components based on revised costs and U3A addition to Library).	As Above
CI_CF_02	Construction of a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space)	Community Meeting Place to accommodate the needs for Senior Services as well as provide a Performing Arts Rehearsal Space.	As Above

2.4. DEVELOPMENT INFRASTRUCTURE ITEMS

The Council has identified a requirement for 137 Development Infrastructure items. These Development Infrastructure items can be divided into 5 infrastructure categories being:

- Community Facilities;
- Active Open Space;
- Road Construction;
- Transport Management; and
- Trail Network.

Tables 2 to 7 identify the Development Infrastructure items in this DCP.

Figures 4 to 9 in Appendix B of this document show the location of these Development Infrastructure Items.

A number of documents provide justification and background information for the estimates for the road construction, transport management and trail network items:

- Officer Precinct Structure Plan Future Traffic Estimates and Road Infrastructure Requirements report, SMEC 2011
- Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management & Trail Items, SMEC 2011
- Officer Road Network – Intersection Layout Plans, SMEC 2011
- Officer Road Network – General Layout Plans, SMEC 2011

2.4.1. COMMUNITY FACILITIES

TABLE 2 COMMUNITY FACILITIES ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_CF_01	Construction of a Community Facility - Youth Facility located on the Central Integrated Community Infrastructure Site within Officer Town Centre.	The youth centre will provide a dedicated space for young people in Officer and the neighbouring communities to participate in variety of activities and programs and access a range of support services.	The project is required to provide adequate community facilities to the new community.
DI_CF_02	Construction of a Community Facility - Children's Services - MCH & Double Kindergarten - within proximity of East-West Road A & North-South Road A.	Community Facility - Children's Services - MCH & Double Kindergarten - within proximity of East-West Road A & North-South Road A.	As Above
DI_CF_03	Construction of a Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of East-West Road A & Starling Road.	Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of East-West Road A & Starling Road.	As Above
DI_CF_04	Construction of a Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).	Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).	As Above
DI_CF_05	Construction of a Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).	Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).	As Above
DI_CF_LA06	Purchase of Land for the Central Integrated Community Infrastructure Site. - to accommodate a Youth Facility, Library and Aquatic Centre.	Officer Town Centre - east of Main Street (1.50 ha) (PSP Property No: 214 and PSP Property No: 216).	As Above
DI_CF_LA07	Purchase of Land for a Community Facility - Children's Services - MCH & double Kindergarten - within proximity of East-West Road A & North-South Road A.	Within proximity of East-West Road A & North-South Road A (0.4 ha) (PSP Property No: 152).	As Above
DI_CF_LA08	Purchase of Land for a Community Facility - Children's Services - MCH & triple Kindergarten - within proximity of East-West Road A & Starling Road.	Within proximity of East-West Road A & Starling Road (0.6 ha) PSP Property No: 262).	As Above
DI_CF_LA09	Purchase of Land for a Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).	East-West Road C (Brunt Road area) (0.4 ha) (PSP Property No: 181).	As Above
DI_CF_LA10	Purchase of Land for a Community Facility - Children's Services - MCH & triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).	Within proximity of Rix Road & Officer South Road (west of OTC) (0.6 ha) (PSP Property No: 222).	As Above
DI_CF_LA11	Purchase of Land for a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space).	East of Officer Town Centre (0.6 ha) (PSP Property No: 217).	As Above

2.4.2. OPEN SPACE

TABLE 3 OPEN SPACE ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_OS_01a	Construction of a Sport & Recreation Reserve - (Brunt Road) (Stage 1)	District Sports Reserve includes a senior oval with coach boxes, lighting and fencing, internal roads/paths and car parking, services allowance, landscaping, street lighting and water harvesting.	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_01b	Construction of a Sport & Recreation Reserve - (Brunt Road) (Stage 2)	District Sports Reserve includes netball courts with lighting and shelters.	As Above
DI_OS_02a	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 1)	District Sports Reserve includes a senior oval, netball courts with lighting and shelters, tennis courts with lighting, internal roads and carparking, seating, services allowance, street lighting and water harvesting.	As Above
DI_OS_02b	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 2)	District Sports Reserve includes a family & children's area, internal paths and landscaping.	As Above
DI_OS_02c	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 3)	District Sports Reserve includes Municipal Level Netball Courts, lighting shelters.	As Above
DI_OS_03a	Construction of a Sport & Recreation Reserve - (McMullen Road) (Stage 1)	District Sports Reserve includes soccer fields (inc synthetic surface) with lighting, shelter, scoreboards and fencing, internal roads and car parking, reserve fencing, bench seating, services allowance, street lighting and water harvesting.	As Above
DI_OS_04a	Construction of a District Parkland - (Cardinia Creek Parklands) (Stage 1)	District Parkland includes passive open space activities. Stage 1 includes preliminaries and site preparation, earthworks and excavations, drainage, grassing, garden beds and walls/fences/barriers.	This project is required to provide adequate passive recreation facilities for the new community.
DI_OS_04b	Construction of a District Parkland - (Cardinia Creek Parklands) (Stage 2)	District Parkland includes passive open space activities. Stage 2 includes concrete and pavement works, furniture and fittings (viewing platform, toilets, shelters), plantings, lighting and play equipment.	As Above
DI_OS_05	Construction of an Urban Park	Urban Park includes preliminaries and site preparation, earthworks and excavation, concrete and pavement works, walls/fences/barriers, furniture and fittings (seating, benches, bike racks, bins, drinking fountains, look out), water feature and public art, grassing, garden beds, planting, drainage, irrigation, lighting and play equipment.	This project is required to provide adequate recreation facilities for the new community within proximity of the Officer Town Centre.
DI_OS_06a	Construction of Local Park Improvements (Stage 1)	Local Park Improvements, 3 in total.	This project is required to provide adequate local open space facilities for the new community.
DI_OS_06b	Construction of Local Park Improvements (Stage 2)	Local Park Improvements, 4 in total.	As Above
DI_OS_06c	Construction of Local Park Improvements (Stage 3)	Local Park Improvements, 3 in total.	As Above
DI_OS_LA07	Purchase of land for Sport & Recreation Reserve - (Brunt Road).	Brunt Road area (10.00 ha) (Property #42 and #180).	This project is required to provide adequate active recreation facilities for the new community.
DI_OS_LA08	Purchase of land for Sport & Recreation Reserve - (to form part of Officer Recreation Reserve).	Starling Road (0.81 ha) (Property #98).	As Above
DI_OS_LA09	Purchase of land for Sport & Recreation Reserve - (McMullen Road).	McMullen Road (10 ha) (Property #103 and #104).	As Above
DI_OS_LA10	Purchase of land for District Parkland - (Cardinia Creek Parklands)	Rix Road (11.54 ha) (Property #231).	This project is required to provide adequate passive recreation facilities for the new community.

2.4.3. ROAD CONSTRUCTION

TABLE 4 ROAD CONSTRUCTION ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_RO_01	Construction of East-West Road A second carriageway to a Connector Street Boulevard standard (Section 3).	From intersection of O'Neil Road/East West Road A (outside OPSP) to intersection of May Road/East West Road A.	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
DI_RO_02a	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	From intersection of May Road/East West Road A to Whiteside Road/East West Road A intersection.	As Above
DI_RO_02b	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	From intersection of Whiteside Road/East West Road A to Property # 152.	As Above
DI_RO_02c	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	Within Property # 152 to intersection of East-West Road A/North-South Road A.	As Above
DI_RO_03a	Construction of North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).	From intersection of East-West Road A/North-South Road A. within Property # 152.	As Above
DI_RO_03b	Construction of East-West Road B to a Connector Street Boulevard standard (Section 3).	From Property # 152 to intersection of Bayview Road/East West Road B.	As Above
DI_RO_03c	Construction of East-West Road B to a Connector Street Boulevard standard (Section 3).	From intersection of Bayview Road/East West Road B to Gum Scrub Creek (minus intersections with Tivendale Road, Starling Road and McMullen Road).	As Above
DI_RO_04	Construction of May Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	From intersection with East West Road A for the entire length of May Road.	As Above
DI_RO_05	Construction of Whiteside Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	From intersection with East West Road A for the entire length of Whiteside Road.	As Above
DI_RO_06a	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	From intersection of Princes Highway/Bayview Road to the southern boundary of St Brigid's Primary School (Property #4).	As Above
DI_RO_06b	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 2 (Section 4b).	Along eastern boundary of St Brigid's Primary School (Property #4) to the intersection of Bayview Road/East West Road B.	As Above
DI_RO_06c	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	From the intersection with East West Road B to the centreline of Brown Road.	As Above
DI_RO_07a	Construction of Tivendale Road upgrade to a Connector Street - Constrained Type 2 (Section 4b).	From intersection of Princes Highway/Tivendale Road to intersection with East West Road B.	As Above
DI_RO_07b	Construction of Tivendale Road upgrade to an Access Street - Level 2 Constrained Type 2 (Section 5d).	From intersection with East West Road B to the Access Street located on Property #339.	As Above
DI_RO_07c	Construction of Tivendale Road upgrade to an Access Street - Level 2 Constrained Type 3 (Section 5e).	From the Access Street located on Property #339 to the centreline of Brown Road.	As Above
DI_RO_08a	Construction of Starling Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	From intersection of Princes Highway/Starling Road to intersection with East West Road B.	As Above
DI_RO_08b	Construction of Starling Road upgrade to an Access Street - Level 2 Constrained Type 1 (Section 5c).	From intersection with East West Road B to the centreline of Brown Road.	As Above
DI_RO_9a	Construction of McMullen Road upgrade to Connector Street - Constrained Type 1 (Section 4a).	From intersection of Princes Highway/McMullen Road to intersection with East West Road B.	As Above
DI_RO_9b	Construction of McMullen Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	From intersection with East West Road B to the centreline of Brown Road.	As Above
DI_RO_10a	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	First carriageway from Railway Reserve to intersection of Rix Road/Brunt Road.	As Above
DI_RO_10b	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Second carriageway from intersection of Princes Highway/Brunt Road to Railway Reserve.	As Above
DI_RO_10c	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Second carriageway from Railway Reserve intersection of Brunt Road/Rix Road.	As Above
DI_RO_11a	Construction of Kenilworth Avenue upgrade to a Connector Street - Constrained Type 3 (Section 4c).	From Brunt Road to OPSP boundary.	As Above
DI_RO_11b	Construction of Kenilworth Avenue upgrade to a Connector Street - Constrained Type 3 (Section 4c).	From OPSP boundary to existing road pavement (a length of 903 m).	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_RO_12	Construction of Rix Road extension upgrade to a Connector Street - Constrained Type 1 (Section 4a).	From intersection of Brunt Road/Rix Road to the new North-South Connector Street - Constrained Type 1 (Section 4a).	As Above
DI_RO_13	Construction of Rix Road extension as a North-South Connector Street - Constrained Type 1 (Section 4a).	From Rix Road extension to Kenilworth Avenue.	As Above
DI_RO_14	Construction of East-West Road C to a Access Street - Level 2 (Section 5).	From intersection of Brunt Road/East-West Road C to edge of Recreation Reserve.	As Above
DI_RO_15a	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	First carriageway from intersection of Brunt Road/Rix Road to intersection of Stephens Road/Rix Road.	As Above
DI_RO_15b	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Second carriageway from intersection of Brunt Road/Rix Road to intersection of Stephens Road/Rix Road.	As Above
DI_RO_16a	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	First carriageway from intersection of intersection of Stephens Road/Rix Road to intersection of Officer South Road/Rix Road.	As Above
DI_RO_16b	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Second carriageway from intersection of intersection of Stephens Road/Rix Road to intersection of Officer South Road/Rix Road.	As Above
DI_RO_17	Construction of Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).	From intersection of Officer South Road/Rix Road to Gum Scrub Creek (excluding intersection of Bridge Road/Town Centre Road).	As Above
DI_RO_18	Construction of Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).	From intersection of Rix Road/Stephens Road to the overpass.	As Above
DI_RO_19a	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	From intersection of Princes Highway/Station Street to intersection of Station Street/Gum Leaf Lane.	As Above
DI_RO_19b	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	From intersection of Station Street/Gum Leaf Lane to railway reservation.	As Above
DI_RO_19c	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	From railway reservation to intersection of Hickson Road..	As Above
DI_RO_20	Construction of East-West Road D (Gum Leaf Lane extension) to a Connector Street - Constrained Type 4 (Section 4d).	From intersection of North South Arterial Road/Gum Leaf Lane extension to intersection of Station Street/Gum Leaf.	As Above
DI_RO_21	Construction of Laneway - Commercial Access at the rear of Peripheral Commercial (North of Princes Highway) (Section M6a).	From Bayview Road to Tivendale Road.	As Above
DI_RO_22	Construction of Laneway - Commercial Access south of Officer Town Hall (North of Princes Highway) (Section M6a).	From intersection of Princes Highway/Tivendale Road for the length of property #340.	As Above
DI_RO_23	Construction of Station Street safety upgrade of at-grade rail crossing.	Station Street at-grade rail crossing.	As Above
DI_RO_24	Construction of Brunt Road safety upgrade of at-grade rail crossing.	Brunt Road at-grade rail crossing.	As Above
DI_RO_25	Construction of Bridge Road (Rix Road extension) Road Bridge over Gum Scrub Creek.	Road bridge to a LAR (Divided) Standard (as per CRPSP). CRDCP Item #DI_RO_9b.	As Above
DI_RO_26	Construction of Officer Town Centre Road over Gum Scrub Creek.	Road bridge to a LAR (Divided) Standard (as per CRPSP). CRDCP Item #DI_RO_9a.	As Above
DI_RO_27	Construction of Officer South Road upgrade to an Arterial Road: Future VicRoads Declared Road (4 lanes) (Section 1a).	From intersection of Officer South Road/Rix Road to intersection of Officer South Road/Princes Freeway.	As Above
DI_RO_28	Construction of Main Street Railway Underpass		As Above
DI_RO_LA29a	Purchase of land for East-West Road A to a Connector Street Boulevard standard (Section 3).	From May Road to Whiteside Road (to accommodate 33m Road Reserve).	As Above
DI_RO_LA29b	Purchase of land for East-West Road A to a Connector Street Boulevard standard (Section 3).	From Whiteside Road to Property # 152 (to accommodate 33m Road Reserve).	As Above
DI_RO_LA29c	Purchase of land for East-West Road A, North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).	Within Property # 152 (to accommodate 33m Road Reserve) (excluding land for intersection of Princes Highway/North South Road A).	As Above
DI_RO_LA30a	Purchase of land for East-West Road B to a Connector Street Boulevard standard (Section 3).	From Property # 152 to Bayview Road (to accommodate 33m Road Reserve).	As Above
DI_RO_LA30b	Purchase of land for East-West Road B to a Connector Street Boulevard standard (Section 3).	From Bayview Road to Gum Scrub Creek (to accommodate 33m Road Reserve).	As Above
DI_RO_LA31a	Purchase of land for Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	From intersection of Princes Highway/Brunt Road to railway line, on eastern side (to accommodate 13m additional Road Reserve) (excluding land for intersection of Brunt Road/East West Road C).	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_RO_LA31b	Purchase of land for Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	From railway line to intersection of Brunt Road/Rix Road, on eastern side (to accommodate 13m additional Road Reserve) (excluding land for intersection of Brunt Road/Rix Road).	As Above
DI_RO_LA32	Purchase of land for Grade Separated Rail Crossing at Brunt Road.	Land in addition to the land purchased for Brunt Road widening.	As Above
DI_RO_LA33	Purchase of land for new road (between Rix Road extension & Kenilworth Ave) as a North-South Connector Street - Constrained Type 1 (Section 4a).	From Rix Road extension to Kenilworth Avenue (to accommodate 22.5m Road Reserve).	As Above
DI_RO_LA34	Purchase of land for East-West Road C to a Access Street - Level 2 standard (Section 5).	From Brunt Road to edge of Recreation Reserve (to accommodate 20m Road Reserve) (excluding land for intersection of Brunt Road/East West Road C).	As Above
DI_RO_LA35a	Purchase of land for Rix Road upgrade to a to a Connector Street Boulevard standard (Section 3).	From intersection of Brunt Road/Rix Road to centreline of Stephens Road, on southern side (to accommodate 13m additional Road Reserve).	As Above
DI_RO_LA35b	Purchase of land for Rix Road upgrade to a to a Connector Street Boulevard standard (Section 3).	From centreline of Stephens Road to intersection of Officer South Road/Rix Road, on south side (to accommodate 13m additional Road Reserve).	As Above
DI_RO_LA36	Purchase of land for Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).	From intersection of Officer South Road/Rix Road to Gum Scrub Creek (to accommodate 36.5m Road Reserve).	As Above
DI_RO_LA37	Purchase of land for Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).	From Rix Road to the overpass, on west side (to accommodate 13m additional Road Reserve).	As Above
DI_RO_LA38	Purchase of land for Stephens Road / Princes Freeway Overpass.	As identified in the OPSP.	As Above
DI_RO_LA39	Purchase of land for a new North-South Arterial Road as a Arterial Road: Future VicRoads Declared Road (4 lanes) (Section 1a) and land for Grade Separated Rail Crossing at North-South Arterial Road. From intersection of Princes Highway/North South Arterial to intersection of Rix Road/Bridge Road (to accommodate 40m Road Reserve and additional land for grade separated rail crossing).	From intersection of Princes Highway/North South Arterial to intersection of Rix Road/Bridge Road (to accommodate 40m Road Reserve).	As Above
DI_RO_LA40	Purchase of land for Officer South Road (North-South Arterial) upgrade to an Arterial Road - Future VicRoads Declared Road 6 lanes) (Section 1).	From intersection of Rix Road/Officer South Road to Princes Freeway, on both sides (to accommodate 30m additional Road Reserve).	As Above
DI_RO_LA41	Purchase of part of land for East-West Road D (Gum Leaf Lane extension) to a Connector Street - Constrained Type 4 (Section 4d).	Entire Property # 297.	As Above
DI_RO_LA42	Purchase of land for Gum Leaf Lane upgrade (east of Station Street) - additional land to allow for North South Road in OTC.	Gum Leaf Lane (# 56, # 57 & # 60).	As Above

2.4.4. TRANSPORT MANAGEMENT

TABLE 5 TRANSPORT MANAGEMENT ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_TM_01	Construction of Signalised Intersection at Old Princes Highway and O'Neill Road.	Refer to design 3004608 - SK201 (SMEC).	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.
DI_TM_02	Construction of Signalised Intersection at Princes Highway/Brunt Road/Whiteside Road.	Refer to design 3004608 - SK202 (SMEC).	As Above
DI_TM_03	Construction of Signalised Intersection at Princes Highway/North-South Road A/Connector Street.	Refer to design 3004608 - SK203 (SMEC).	As Above
DI_TM_04	Construction of Signalised Intersection at Princes Highway/Bayview Road/North-South Arterial.	Refer to design 3004608 - SK204 (SMEC).	As Above
DI_TM_05	Construction of Signalised Intersection at Princes Highway/Tivendale Road/Station Street.	Refer to design 3004608 - SK205 (SMEC).	As Above
DI_TM_06	Construction of Signalised Intersection at Princes Highway/new Main Street/Starling Road.	Refer to design 3004608 - SK206 (SMEC).	As Above
DI_TM_07	Construction of Signalised Intersection at Princes Highway/Town Centre Loop Road/McMullen Road.	Refer to design 3004608 - SK207 (SMEC).	As Above
DI_TM_08	Construction of Roundabout at O'Neil Road/East-West Road A.	Refer to design 3004608 - SK201 (SMEC).	As Above
DI_TM_09	Construction of Signalised Intersection at East-West Road A/Whiteside Road.	Refer to design 3004608 - SK208 (SMEC).	As Above
DI_TM_10	Construction of Signalised Intersection at East-West Road A/North-South Road A.	Refer to design 3004608 - SK209 (SMEC).	As Above
DI_TM_11	Construction of Roundabout at East-West Road B/Bayview Road	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.	As Above
DI_TM_12	Construction of Roundabout at East-West Road B/Tivendale Road.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.	As Above
DI_TM_13	Construction of Roundabout at East-West Road B/Starling Road.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.	As Above
DI_TM_14	Construction of Roundabout at East-West Road B/McMullen Road.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.	As Above
DI_TM_15	Construction of Roundabout at Brunt Road/East-West Road C.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.	As Above
DI_TM_16	Construction of Signalised Intersection at Station Street and Gum Leaf Lane.	Refer to design 3004608 - SK210.	As Above
DI_TM_17	Construction of Roundabout at Brunt Road/Rix Road.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.	As Above
DI_TM_18	Construction of Roundabout at Stephens Road/Rix Road.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.	As Above
DI_TM_19	Construction of Signalised Intersection at North-South Arterial/Rix Road/Officer South Road.	Refer to design 3004608 - SK211.	As Above
DI_TM_20	Construction of Signalised Intersection at Bridge Road (Rix Road extension)/new Main Street.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.	As Above
DI_TM_21	Construction of Signalised Intersections at North-South Arterial (Officer South Road)/Princes Freeway (interchange).	Refer to design 3004608 - SK212.	As Above
DI_TM_LA22	Purchase of land for Signalised Intersection at Princes Highway/O'Neill Road.	Refer to design 3004608 - SK201 (SMEC).	As Above
DI_TM_LA23	Purchase of land for Roundabout at O'Neil Road/East-West Road A.	Refer to design 3004608 - SK201 (SMEC).	As Above
DI_TM_LA24	Purchase of Melbourne Water site to enable future Signalised Intersection at East-West Road A/Whiteside Road.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.	As Above
DI_TM_LA25	Purchase of land for Signalised Intersection at Princes Highway/Whiteside Road/Brunt Road.	Refer to design 3004608 - SK202 (SMEC).	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_TM_LA26	Purchase of land for Signalised Intersection at Princes Highway/North-South Road A/Connector Street.	Refer to design 3004608 - SK203 (SMEC).	As Above
DI_TM_LA27	Purchase of land for Signalised Intersection at Princes Highway/Bayview Road/North South Arterial.	Refer to design 3004608 - SK204 (SMEC).	As Above
DI_TM_LA28	Purchase of land for Signalised Intersection at Princes Highway/Tivendale Road/Station Street.	Refer to design 3004608 - SK205 (SMEC).	As Above
DI_TM_LA29	Purchase of land for Roundabout at Brunt Road/East-West Road C.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.	As Above
DI_TM_LA30	Purchase of land for Roundabout at Brunt Road/Rix Road.	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.	As Above
DI_TM_LA31	Purchase of land for Signalised Intersection at North-South Arterial/Rix Road/Officer South Road.	Refer to design 3004608 - SK211.	As Above

2.4.5. TRAIL NETWORK

TABLE 6 TRAIL NETWORK ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_TN_01	Construction of trail network from O'Neill Road to Gum Scrub Creek.	The trail is 3m wide reinforced concrete with lighting.	The project provides the new community with a safe and efficient trail network along the PPTN.
DI_TN_02	Construction of trail network from Brunt Road to Gum Scrub Creek.	The trail is 3m wide reinforced concrete with lighting.	As Above
DI_TN_03	Construction of a pedestrian bridge over major drainage line.	Pedestrian bridge construction (single 16m span x 3m max width), located between Tivendale Road and Starling Road.	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.
DI_TN_04	Construction of a pedestrian bridge over Gum Scrub Creek.	Pedestrian Bridge construction (single 20m span x 3m max width), located on the northern side of Princes Highway to allow the continuation of the shared path.	As Above
DI_TN_05	Construction of a pedestrian bridge over Gum Scrub Creek.	Pedestrian Bridge construction (single 20m span x 3m max width), located on the southern side of Princes Highway to allow the continuation of the shared path.	As Above
DI_TN_06	Construction of a pedestrian bridge over Gum Scrub Creek.	Pedestrian Bridge construction (single 20m span x 3m max width), located south of Bridge Road to allow the continuation of the shared path.	As Above
DI_TN_07a	Construction of trail network along Gum Scrub Creek (from Princes Highway to East West Road B).	The trail is 2.5m wide reinforced concrete.	As Above
DI_TN_07b	Construction of trail network along Gum Scrub Creek (from East West Road B to Brown Road).	The trail is 2.5m wide reinforced concrete.	As Above
DI_TN_08a	Construction of trail network along Gum Scrub Creek (between Princes Highway and Bridge Road (Rix Road extension).	The trail is 2.5m wide reinforced concrete.	As Above
DI_TN_08b	Construction of trail network along Gum Scrub Creek (between Bridge Road (Rix Road extension) to the trail network adjacent to Princes Freeway).	The trail is 2.5m wide reinforced concrete.	As Above
DI_TN_09	Construction of trail network from Princes Highway to Leber Conservation Reserve (located east of Station Street between Gum Leaf Lane and the railway reservation).	The trail is 2.5m wide reinforced concrete.	As Above
DI_TN_10	Construction of trail network adjacent to the Princes Freeway from Gum Scrub Creek to the Freeway Service Centre (no access to the Freeway Service Centre).	The trail is 3m wide reinforced concrete.	The project provides the new community with safe and efficient link to the trail network.
DI_TN_11	Construction of pedestrian underpass at railway line, located between Brunt Road and the North South Arterial, aligned with North South Road B and Access Street - Level 2 with Landscaped trail.	Continuation of pedestrian landscaped trail via rail underpass.	The project provides the new community with safe and efficient access, including access under the railway line.

2.4.6. STRUCTURE PLANNING

TABLE 7 STRUCTURE PLANNING ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_PL_01a	Structure Plan & DCP Preparation (Part payment 1)	n/a	n/a
DI_PL_01b	Structure Plan & DCP Preparation (Part payment 2)	n/a	As Above

3. CALCULATION OF LEVIES

3.1. DETERMINATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

3.1.1. LAND BUDGET & NET DEVELOPABLE AREA

In this DCP 'Net Developable Area' (NDA) is the total amount of land within the precinct that has been determined to be able to be developed for urban purposes, excluding land for community facilities, government and non-government schools, open space (excepting small local parks), encumbered land (land for drainage reserves, easements and conservation areas) and arterial roads.

The Land Budget for the DCP is shown in Table 8.

TABLE 8 OFFICER PRECINCT DCP LAND BUDGET SUMMARY

	Total (Ha)
Total Area	**1023.58**
Transport (1)	109.52
Community Facities (2)	38.66
Open Space - Unencumbered (3)	65.89
Open Space - Encumbered (4)	64.87
Other (5)	98.80
Total Deductions	**377.74**
Net Developable Area *	**645.84**

(1) Includes Railway Corridor / VicTrack Land, Arterial Road - 6 Lanes, Arterial Road - 4 Lanes, Local Roads (including Connector Boulevards)*, Existing Road Reserves
(2) Includes Community Facilities, Government Schools
(3) Includes Active Open Space - District Recreation Reserves*, Passive Open Space - District Park*, Passive Open Space - Local Open Space
(4) Includes Creek network, Drainage Easement / WSUD / Wetland / Retarding Basin , Conservation Reserve
(5) Includes Conservation Living Area, Heritage Overlay, Major Easements (Gas & Water), Non Government Education, Regional Open Space (Cardinia Creek Parklands)
* Included in DCP

3.1.2. DCP RATE TYPES

The Officer DCP has been structured with two contribution rates:

- a Standard rate; and
- a Differential rate.

The Standard rate applies to all land in the PSP area, except where the Differential rate applies.

The Differential rate applies to the land shown as Peripheral Commercial on Plan 6 of the Officer Precinct Structure Plan (September 2011, Amended November 2019) for the following PSP Property Numbers: 11, 156 to 176, 189 to 216, 323 to 326 and 340.

The assumed allocation of the land within the NDA for each DCP rate type is shown in Table 9.

TABLE 9 BREAKDOWN OF NDA BY DCP RATE TYPE

DCP Rate Type	Total (ha)
Net Developable Area	645.84
Standard Rate	631.59
Differential Rate	14.25

3.1.3. Residential Development and Population Projections

The Officer PSP provides for a range of lot sizes and housing types to satisfy the community. The projected housing and population of the MCA are indicated in Table 10.

The projected number of lots is used as the basis for determining the number of demand units for calculation of the Community Infrastructure Levy.

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TABLE 10 PROJECTED RESIDENTIAL DWELLING YIELD AND POPULATION SHARE

	Total (ha)
Projected Dwellings	11,598
Estimated Population	32,475

3.1.4. Demand Units by Development Type

The Demand Units that are applicable to each DCP rate type within the DCP Area are detailed in Table 11.

TABLE 11 DEMAND UNITS BY LAND USE TYPE

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Levy Type	Community Infrastructure Levy	Development Infrastructure Levy	
DCP Rate Type	Standard Rate*	Standard Rate	Differential Rate
Demand Units	Dwellings	Hectares	Hectares
Total Demand Units	11,598	631.59	14.25

*No dwellings in the Differential Rate area.

3.1.5. Development of Land Excluded from the Net Developable Area

Where land excluded from the Net Developable Area (refer to Table 8) is developed for any use other than for a public purpose (as defined Planning and Environment Act 1987), a Development Contribution will be levied. The Development Contribution will be assessed on a 'per hectare' basis using the Standard rate.

3.2. METHOD OF CALCULATING LEVIES

3.2.1. PROJECT COSTS

Each item in the DCP has a cost specified for either capital works or land purchase associated with that infrastructure project. Costings are based upon detailed provision standards and detailed cost estimates have been prepared for each item. These costs are detailed in the DCP Projects Sheets contained in Appendix C of this DCP. Construction costs are expressed in July 2011 dollars. Land costs are expressed in July 2011 dollars.

3.2.2. PROJECT TIMING

Each item in the DCP has an indicative timing of provision specified (with the exception of those listed in Table 19 of Appendix A of this document). The indicative timing of provision is based on Council's best estimate of the time for delivery of each item based on forecast rates of development.

These are indicative only and the actual delivery date of items may vary, if agreed to by the collecting agency.

The indicative timing of each infrastructure project is used to calculate the projected financing cost implications for the DCP.

3.2.3. EXTERNAL DEMAND

For some infrastructure projects there is assumed to be a proportion of usage generated from areas external to the DCP. For each item in this DCP, the proportion of usage attributable to the external area has been specified.

The proportion of costs attributable to external use is subtracted from the total project cost of an infrastructure item to give the net cost attributable to the Main Catchment Area for each infrastructure item.

3.2.4. USAGE NEXUS BY DCP RATE TYPE

Not all DCP Rate Types create a usage nexus with all infrastructure types. As dwellings are anticipated and/or encouraged throughout the area where the Standard DCP Rate Type applies, it has the same usage nexus as it would if it only applied to Residential Land. As dwellings are not planned in the area where the Differential DCP Rate Type applies, it has a usage nexus similar to Commercial Land. Consequently the Community Infrastructure Levy only applies to land subject to the Standard DCP Rate Type.

The usage nexus of each DCP Rate Type with each infrastructure category is illustrated in Table 12.

The total Demand Units applicable to an infrastructure item can be determined by adding the Demand Units of each applicable DCP rate type together.

TABLE 12 DEVELOPMENT TYPES INFRASTRUCTURE USAGE NEXUS MATRIX

Levy Type	Community Infrastructure Levy	Development Infrastructure Levy	
DCP Rate Type	Standard Rate	Standard Rate	Differential Rate
Community Facilities	Yes	Yes	No
Open Space	Yes	Yes	No
Open Space (Urban Park)	No	Yes	Yes
Road Construction	No	Yes	Yes
Traffic Management	No	Yes	Yes
Trail Network	No	Yes	Yes
Planning	No	Yes	Yes

3.2.5. FINANCE COST ADJUSTMENT

This DCP uses the present value discounting method to allow for interest incurred or interest earned over time as outlined in the *Development Contributions Guidelines (2003)*. Interest earned and interest incurred on DCP funds should be taken into account in the calculation of the DCP levy.

For example, in the case of some infrastructure items, levies will be collected over time ahead of the provision of that infrastructure and hence interest will be earned on the funds invested. Similarly, certain infrastructure items will be provided before sufficient funds are collected. This will require funds to be 'borrowed' to provide the infrastructure and this will incur an interest cost.

A discount rate of 6% p.a. has been applied to all present value calculations. All present value calculations have been discounted to the base year 2011.

The finance costs of this DCP are determined by dividing the present value of the outgoings stream generated by infrastructure expenditure by the present value of the income stream generated by collection of the levy amounts over time. A finance cost has been determined for each infrastructure category applicable to the MCA as detailed in Appendix A. The finance cost for each infrastructure category is added to the sum of the individual levy amounts for each item to determine the total levy amounts payable.

For more detail regarding the calculation of finance costs refer to Appendix A of this document.

3.2.6. CALCULATION OF LEVY AMOUNTS

Levy amounts for each item are determined by dividing the cost apportioned to the MCA by the applicable Demand Units for that item. The total levy for each category of development is the sum of the individual levies generated by each applicable infrastructure item taking into account the applicable finance adjustments for each infrastructure category.

3.3. CALCULATION OF DEVELOPMENT CONTRIBUTION RATES

TABLE 13 COST APPORTIONMENT SUMMARY

Project Number	Project Name	Levy Category	Delivery Date	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification
COMMUNITY INFRASTRUCTURE									
CI_CF_01a	Construction of a Community Facility - Library - Officer Town Centre	Community	As Required - Estimated Construction 2023	$7,751,865		$7,751,865	40%	$4,651,119	40% external apportionment to the Cardinia Road DCP area. Remaining 60% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.
CI_CF_01b	Construction of a Community Facility - Library - Officer Town Centre	Community	As Required - Estimated Construction 2023	$1,190,640		$1,190,640	40%	$714,384	As Above
CI_CF_02	Construction of a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space)	Community	As Required	$6,170,395		$6,170,395	0%	$6,170,395	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
SUB TOTAL				$15,112,900	$0	$15,112,900		$11,535,898	
COMMUNITY FACILITIES									
DI_CF_01	Construction of a Community Facility - Youth Facility located on the Central Integrated Community Infrastructure Site within Officer Town Centre.	Development	2014	$4,299,130		$4,299,130	40%	$2,579,478	40% external apportionment. Remaining 60% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.
DI_CF_02	Construction of a Community Facility - Children's Services - MCH & Double Kindergarten - within proximity of East-West Road A & North-South Road A.	Development	2013	$4,133,650		$4,133,650	0%	$4,133,650	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_CF_03	Construction of a Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of East-West Road A & Starling Road.	Development	2019	$5,241,720		$5,241,720	0%	$5,241,720	As Above
DI_CF_04	Construction of a Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).	Development	2021	$3,831,150		$3,831,150	0%	$3,831,150	As Above
DI_CF_05	Construction of a Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).	Development	2015	$5,241,720		$5,241,720	0%	$5,241,720	As Above
DI_CF_LA06	Purchase of Land for the Central Integrated Community Infrastructure Site. - to accommodate a Youth Facility, Library and Aquatic Centre.	Development	At time of subdivision, delivered via a S173 Agreement		$1,105,000	$1,105,000	40%	$663,000	40% external apportionment (part of funds collected from CRDCP area). Remaining 60% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.

Project Number	Project Name	Levy Category	Delivery Date	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification
DI_CF_LA07	Purchase of Land for a Community Facility - Children's Services - MCH & double Kindergarten - within proximity of East-West Road A & North-South Road A.	Development	At time of subdivision, delivered via a S173 Agreement		$228,000	$228,000	0%	$228,000	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_CF_LA08	Purchase of Land for a Community Facility - Children's Services - MCH & triple Kindergarten - within proximity of East-West Road A & Starling Road.	Development	2019		$144,000	$144,000	0%	$144,000	As Above
DI_CF_LA09	Purchase of Land for a Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).	Development	2021		$284,000	$284,000	0%	$284,000	As Above
DI_CF_LA10	Purchase of Land for a Community Facility - Children's Services - MCH & triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).	Development	2015		$203,000	$203,000	0%	$203,000	As Above
DI_CF_LA11	Purchase of Land for a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space).	Development	At time of subdivision, delivered via a S173 Agreement		$240,000	$240,000	0%	$240,000	As Above
DI_CF_FIN_01	Finance Adjustment - Community Facilities	Development		$1,796,776	$779	$1,797,555	0%	$1,797,555	Apportioned evenly across the DCP area. This item ensures that financing requirements of the DCP are met to ensure timely provision of community facilities items.
SUB TOTAL				$24,544,146	$2,204,779	$26,748,925		$24,587,273	
OPEN SPACE									
DI_OS_01a	Construction of a Sport & Recreation Reserve - (Brunt Road) (Stage 1)	Development	2017	$4,438,280		$4,438,280	0%	$4,438,280	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_OS_01b	Construction of a Sport & Recreation Reserve - (Brunt Road) (Stage 2)	Development	2018	$104,060		$104,060	0%	$104,060	As Above
DI_OS_02a	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 1)	Development	2014	$2,401,850		$2,401,850	0%	$2,401,850	As Above
DI_OS_02b	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 2)	Development	2020	$484,000		$484,000	0%	$484,000	As Above
DI_OS_02c	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 3)	Development	2025	$832,480		$832,480	50%	$416,240	50% external apportionment as this is a Municipal Level Pavilion. Remaining 50% apportioned evenly across DCP area. The item is likely to be used by residents of the OPSP and surrounding growth area.
DI_OS_03a	Construction of a Sport & Recreation Reserve - (McMullen Road) (Stage 1)	Development	2016	$5,793,480		$5,793,480	0%	$5,793,480	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_OS_04a	Construction of a District Parkland - (Cardinia Creek Parklands) (Stage 1)	Development	2022	$178,297		$178,297	0%	$178,297	As Above
DI_OS_04b	Construction of a District Parkland - (Cardinia Creek Parklands) (Stage 2)	Development	2025	$947,023		$947,023	0%	$947,023	As Above
DI_OS_06a	Construction of Local Park Improvements (Stage 1)	Development	2014	$281,778		$281,778	0%	$281,778	As Above
DI_OS_06b	Construction of Local Park Improvements (Stage 2)	Development	2018	$563,555		$563,555	0%	$563,555	As Above
DI_OS_06c	Construction of Local Park Improvements (Stage 3)	Development	2022	$281,778		$281,778	0%	$281,778	As Above

Project Number	Project Name	Levy Category	Delivery Date	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification
DI_OS_LA07	Purchase of land for Sport & Recreation Reserve - (Brunt Road).	Development	2016		$4,123,000	$4,123,000	0%	$4,123,000	As Above
DI_OS_LA08	Purchase of land for Sport & Recreation Reserve - (to form part of Officer Recreation Reserve).	Development	2016		$689,000	$689,000	0%	$689,000	As Above
DI_OS_LA09	Purchase of land for Sport & Recreation Reserve - (McMullen Road).	Development	2015		$4,228,000	$4,228,000	0%	$4,228,000	As Above
DI_OS_LA10	Purchase of land for District Parkland - (Cardinia Creek Parklands)	Development	2014		$3,441,000	$3,441,000	0%	$3,441,000	As Above
DI_OS_FIN_01	Finance Adjustment - Open Space	Development		$988,677	$1,745,074	$2,733,751	0%	$2,733,751	Apportioned evenly across the DCP area. This item ensures that financing requirements of the DCP are met to ensure timely provision of open space items.
SUB TOTAL				$17,295,258	$14,226,074	$31,521,332		$31,105,092	
OPEN SPACE (URBAN PARK)									
DI_OS_05	Construction of an Urban Park	Development	2017	$1,313,438		$1,313,438	0%	$1,313,438	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_OS_FIN_02	Finance Adjustment - Open Space (Urban Park)	Development		$74,693	$0	$74,693	0%	$74,693	Apportioned evenly across the DCP area. This item ensures that financing requirements of the DCP are met to ensure timely provision of open space (urban park) items.
SUB TOTAL				$1,388,131	$0	$1,388,131		$1,388,131	
ROAD CONSTRUCTION									
DI_RO_01	Construction of East-West Road A second carriageway to a Connector Street Boulevard standard (Section 3).	Development	2024	$413,650		$413,650	0%	$413,650	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_RO_02a	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	2020	$1,889,455		$1,889,455	0%	$1,889,455	As Above
DI_RO_02b	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$1,092,946		$1,092,946	0%	$1,092,946	As Above
DI_RO_02c	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$659,144		$659,144	0%	$659,144	As Above
DI_RO_03a	Construction of North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$1,665,911		$1,665,911	0%	$1,665,911	As Above
DI_RO_03b	Construction of East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	2020	$1,305,681		$1,305,681	0%	$1,305,681	As Above
DI_RO_03c	Construction of East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	2024	$4,632,544		$4,632,544	0%	$4,632,544	As Above
DI_RO_04	Construction of May Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	Development	2024	$1,111,599		$1,111,599	0%	$1,111,599	As Above

Project Number	Project Name	Levy Category	Delivery Date	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification
DI_RO_05	Construction of Whiteside Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	Development	2024	$840,542		$840,542	0%	$840,542	As Above
DI_RO_06a	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	Development	2018	$567,095		$567,095	0%	$567,095	As Above
DI_RO_06b	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 2 (Section 4b).	Development	2018	$527,522		$527,522	0%	$527,522	As Above
DI_RO_06c	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	Development	2021	$2,237,323		$2,237,323	0%	$2,237,323	As Above
DI_RO_07a	Construction of Tivendale Road upgrade to a Connector Street - Constrained Type 2 (Section 4b).	Development	2017	$1,302,150		$1,302,150	0%	$1,302,150	As Above
DI_RO_07b	Construction of Tivendale Road upgrade to an Access Street - Level 2 Constrained Type 2 (Section 5d).	Development	2013	$703,485		$703,485	0%	$703,485	As Above
DI_RO_07c	Construction of Tivendale Road upgrade to an Access Street - Level 2 Constrained Type 3 (Section 5e).	Development	2021	$962,429		$962,429	0%	$962,429	As Above
DI_RO_08a	Construction of Starling Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	Development	2020	$1,296,438		$1,296,438	0%	$1,296,438	As Above
DI_RO_08b	Construction of Starling Road upgrade to an Access Street - Level 2 Constrained Type 1 (Section 5c).	Development	2021	$1,753,969		$1,753,969	0%	$1,753,969	As Above
DI_RO_9a	Construction of McMullen Road upgrade to Connector Street - Constrained Type 1 (Section 4a).	Development	2017	$1,527,089		$1,527,089	0%	$1,527,089	As Above
DI_RO_9b	Construction of McMullen Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	Development	2024	$1,513,963		$1,513,963	0%	$1,513,963	As Above
DI_RO_10a	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$786,235		$786,235	0%	$786,235	As Above
DI_RO_10b	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$604,972		$604,972	0%	$604,972	As Above
DI_RO_10c	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$851,458		$851,458	0%	$851,458	As Above
DI_RO_11a	Construction of Kenilworth Avenue upgrade to a Connector Street - Constrained Type 3 (Section 4c).	Development	2020	$2,369,682		$2,369,682	0%	$2,369,682	As Above
DI_RO_11b	Construction of Kenilworth Avenue upgrade to a Connector Street - Constrained Type 3 (Section 4c).	Development	2020	$1,891,170		$1,891,170	0%	$1,891,170	As Above
DI_RO_12	Construction of Rix Road extension upgrade to a Connector Street - Constrained Type 1 (Section 4a).	Development	2024	$950,351		$950,351	0%	$950,351	As Above
DI_RO_13	Construction of Rix Road extension as a North-South Connector Street - Constrained Type 1 (Section 4a).	Development	2024	$1,274,347		$1,274,347	0%	$1,274,347	As Above
DI_RO_14	Construction of East-West Road C to a Access Street - Level 2 (Section 5).	Development	2017	$1,039,294		$1,039,294	0%	$1,039,294	As Above
DI_RO_15a	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$1,050,533		$1,050,533	0%	$1,050,533	As Above
DI_RO_15b	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$969,682		$969,682	0%	$969,682	As Above

Project Number	Project Name	Levy Category	Delivery Date	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification
DI_RO_16a	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2018	$2,015,437		$2,015,437	0%	$2,015,437	As Above
DI_RO_16b	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$1,858,838		$1,858,838	0%	$1,858,838	As Above
DI_RO_17	Construction of Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).	Development	At time of subdivision, delivered via a S173 Agreement	$982,570		$982,570	0%	$982,570	As Above
DI_RO_18	Construction of Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$1,355,491		$1,355,491	0%	$1,355,491	As Above
DI_RO_19a	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	Development	2017	$140,370		$140,370	0%	$140,370	As Above
DI_RO_19b	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	Development	2017	$288,003		$288,003	0%	$288,003	As Above
DI_RO_19c	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	Development	2014	$444,243		$444,243	0%	$444,243	As Above
DI_RO_20	Construction of East-West Road D (Gum Leaf Lane extension) to a Connector Street - Constrained Type 4 (Section 4d).	Development	2015	$1,356,297		$1,356,297	0%	$1,356,297	As Above
DI_RO_21	Construction of Laneway - Commercial Access at the rear of Peripheral Commercial (North of Princes Highway) (Section M6a).	Development	2024	$718,911		$718,911	0%	$718,911	As Above
DI_RO_22	Construction of Laneway - Commercial Access south of Officer Town Hall (North of Princes Highway) (Section M6a).	Development	2024	$108,026		$108,026	0%	$108,026	As Above
DI_RO_23	Construction of Station Street safety upgrade of at-grade rail crossing.	Development	2014	$1,080,000		$1,080,000	0%	$1,080,000	As Above
DI_RO_24	Construction of Brunt Road safety upgrade of at-grade rail crossing.	Development	2017	$675,000		$675,000	0%	$675,000	As Above
DI_RO_25	Construction of Bridge Road (Rix Road extension) Road Bridge over Gum Scrub Creek.	Development	2018	$1,016,786		$1,016,786	50%	$508,393	As Above
DI_RO_26	Construction of Officer Town Centre Road over Gum Scrub Creek.	Development	2023	$700,886		$700,886	50%	$350,443	As Above
DI_RO_27	Construction of Officer South Road upgrade to an Arterial Road: Future VicRoads Declared Road (4 lanes) (Section 1a).	Development	2014	$1,173,794		$1,173,794	0%	$1,173,794	As Above
DI_RO_28	Construction of Main Street Railway Underpass	Development	At time of subdivision, delivered via a S173 Agreement	$16,273,660		$16,273,660	63%	$6,000,000	As Above
DI_RO_LA29a	Purchase of land for East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	2020		$850,000	$850,000	0%	$850,000	As Above
DI_RO_LA29b	Purchase of land for East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	2016		$700,000	$700,000	0%	$700,000	As Above
DI_RO_LA29c	Purchase of land for East-West Road A, North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement		$1,001,000	$1,001,000	0%	$1,001,000	As Above

Project Number	Project Name	Levy Category	Delivery Date	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification
DI_RO_LA30a	Purchase of land for East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	2020		$634,000	$634,000	0%	$634,000	As Above
DI_RO_LA30b	Purchase of land for East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	2023		$2,102,000	$2,102,000	0%	$2,102,000	As Above
DI_RO_LA31a	Purchase of land for Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2023		$137,000	$137,000	0%	$137,000	As Above
DI_RO_LA31b	Purchase of land for Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2023		$247,000	$247,000	0%	$247,000	As Above
DI_RO_LA32	Purchase of land for Grade Separated Rail Crossing at Brunt Road.	Development	2027		$677,000	$677,000	0%	$677,000	As Above
DI_RO_LA33	Purchase of land for new road (between Rix Road extension & Kenilworth Ave) as a North-South Connector Street - Constrained Type 1 (Section 4a).	Development	2023		$670,000	$670,000	0%	$670,000	As Above
DI_RO_LA34	Purchase of land for East-West Road C to a Access Street - Level 2 standard (Section 5).	Development	2017		$385,600	$385,600	0%	$385,600	As Above
DI_RO_LA35a	Purchase of land for Rix Road upgrade to a to a Connector Street Boulevard standard (Section 3).	Development	2023		$387,100	$387,100	0%	$387,100	As Above
DI_RO_LA35b	Purchase of land for Rix Road upgrade to a to a Connector Street Boulevard standard (Section 3).	Development	2023		$616,000	$616,000	0%	$616,000	As Above
DI_RO_LA36	Purchase of land for Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).	Development	At time of subdivision, delivered via a S173 Agreement		$615,300	$615,300	0%	$615,300	As Above
DI_RO_LA37	Purchase of land for Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement		$185,000	$185,000	0%	$185,000	As Above
DI_RO_LA38	Purchase of land for Stephens Road / Princes Freeway Overpass.	Development	2027		$145,700	$145,700	0%	$145,700	As Above
DI_RO_LA39	Purchase of land for a new North-South Arterial Road as a Arterial Road: Future VicRoads Declared Road (4 lanes) (Section 1a) and land for Grade Separated Rail Crossing at North-South Arterial Road. From intersection of Princes Highway/North South Arterial to intersection of Rix Road/Bridge Road (to accommodate 40m Road Reserve and additional land for grade separated rail crossing).	Development	2024		$2,318,300	$2,318,300	0%	$2,318,300	As Above
DI_RO_LA40	Purchase of land for Officer South Road (North-South Arterial) upgrade to an Arterial Road - Future VicRoads Declared Road 6 lanes) (Section 1).	Development	2014		$708,000	$708,000	0%	$708,000	As Above
DI_RO_LA41	Purchase of part of land for East-West Road D (Gum Leaf Lane extension) to a Connector Street - Constrained Type 4 (Section 4d).	Development	2012		$640,000	$640,000	0%	$640,000	As Above
DI_RO_LA42	Purchase of land for Gum Leaf Lane upgrade (east of Station Street) - additional land to allow for North South Road in OTC.	Development	2012		$412,000	$412,000	0%	$412,000	As Above

Project Number	Project Name	Levy Category	Delivery Date	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification
DI_RO_FIN_01	Finance Adjustment - Road Construction	Development		-$2,846,681	-$799,223	-$3,645,905	0%	-$3,645,905	Apportioned evenly across the DCP area. This item ensures that financing requirements of the DCP are met to ensure timely provision of road construction items.
SUB TOTAL				$65,132,291	$12,631,777	$77,764,067		$66,631,571	
TRAFFIC MANAGEMENT									
DI_TM_01	Construction of Signalised Intersection at Old Princes Highway and O'Neill Road.	Development	2021	$1,244,096		$1,244,096	0%	$1,244,096	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_TM_02	Construction of Signalised Intersection at Princes Highway/Brunt Road/Whiteside Road.	Development	2018	$3,043,593		$3,043,593	0%	$3,043,593	As Above
DI_TM_03	Construction of Signalised Intersection at Princes Highway/North-South Road A/Connector Street.	Development	2012	$3,759,606		$3,759,606	0%	$3,759,606	As Above
DI_TM_04	Construction of Signalised Intersection at Princes Highway/Bayview Road/North-South Arterial.	Development	2019	$3,482,240		$3,482,240	0%	$3,482,240	As Above
DI_TM_05	Construction of Signalised Intersection at Princes Highway/Tivendale Road/Station Street.	Development	2018	$2,134,095		$2,134,095	0%	$2,134,095	As Above
DI_TM_06	Construction of Signalised Intersection at Princes Highway/new Main Street/Starling Road.	Development	2012	$2,974,330		$2,974,330	0%	$2,974,330	As Above
DI_TM_07	Construction of Signalised Intersection at Princes Highway/Town Centre Loop Road/McMullen Road.	Development	2024	$4,021,306		$4,021,306	0%	$4,021,306	As Above
DI_TM_08	Construction of Roundabout at O'Neil Road/East-West Road A.	Development	2021	$1,128,225		$1,128,225	0%	$1,128,225	As Above
DI_TM_09	Construction of Signalised Intersection at East-West Road A/Whiteside Road.	Development	2019	$2,299,241		$2,299,241	0%	$2,299,241	As Above
DI_TM_10	Construction of Signalised Intersection at East-West Road A/North-South Road A.	Development	2012	$1,173,194		$1,173,194	0%	$1,173,194	As Above
DI_TM_11	Construction of Roundabout at East-West Road B/Bayview Road	Development	2020	$515,577		$515,577	0%	$515,577	As Above
DI_TM_12	Construction of Roundabout at East-West Road B/Tivendale Road.	Development	2024	$510,704		$510,704	0%	$510,704	As Above
DI_TM_13	Construction of Roundabout at East-West Road B/Starling Road.	Development	2024	$521,990		$521,990	0%	$521,990	As Above
DI_TM_14	Construction of Roundabout at East-West Road B/McMullen Road.	Development	2024	$517,664		$517,664	0%	$517,664	As Above
DI_TM_15	Construction of Roundabout at Brunt Road/East-West Road C.	Development	2017	$590,238		$590,238	0%	$590,238	As Above
DI_TM_16	Construction of Signalised Intersection at Station Street and Gum Leaf Lane.	Development	2012	$889,940		$889,940	0%	$889,940	As Above
DI_TM_17	Construction of Roundabout at Brunt Road/Rix Road.	Development	2020	$611,066		$611,066	0%	$611,066	As Above
DI_TM_18	Construction of Roundabout at Stephens Road/Rix Road.	Development	2023	$654,912		$654,912	0%	$654,912	As Above
DI_TM_19	Construction of Signalised Intersection at North-South Arterial/Rix Road/Officer South Road.	Development	2018	$3,903,711		$3,903,711	0%	$3,903,711	As Above
DI_TM_20	Construction of Signalised Intersection at Bridge Road (Rix Road extension)/new Main Street.	Development	2012	$1,087,129		$1,087,129	0%	$1,087,129	As Above

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DI_TM_21	Construction of Signalised Intersections at North-South Arterial (Officer South Road)/Princes Freeway (interchange).	Development	2014	$4,297,554		$4,297,554	0%	$4,297,554	As Above
DI_TM_LA22	Purchase of land for Signalised Intersection at Princes Highway/O'Neill Road.	Development	2020		$13,000	$13,000	0%	$13,000	As Above
DI_TM_LA23	Purchase of land for Roundabout at O'Neil Road/East-West Road A.	Development	2020		$427,000	$427,000	0%	$427,000	As Above
DI_TM_LA24	Purchase of Melbourne Water site to enable future Signalised Intersection at East-West Road A/Whiteside Road.	Development	2012		$212,000	$212,000	0%	$212,000	As Above
DI_TM_LA25	Purchase of land for Signalised Intersection at Princes Highway/Whiteside Road/Brunt Road.	Development	2018		$415,000	$415,000	0%	$415,000	As Above
DI_TM_LA26	Purchase of land for Signalised Intersection at Princes Highway/North-South Road A/Connector Street.	Development	2012		$460,000	$460,000	0%	$460,000	As Above
DI_TM_LA27	Purchase of land for Signalised Intersection at Princes Highway/Bayview Road/North South Arterial.	Development	2019		$503,000	$503,000	0%	$503,000	As Above
DI_TM_LA28	Purchase of land for Signalised Intersection at Princes Highway/Tivendale Road/Station Street.	Development	2018		$735,000	$735,000	0%	$735,000	As Above
DI_TM_LA29	Purchase of land for Roundabout at Brunt Road/East-West Road C.	Development	2017		$68,000	$68,000	0%	$68,000	As Above
DI_TM_LA30	Purchase of land for Roundabout at Brunt Road/Rix Road.	Development	2017		$192,000	$192,000	0%	$192,000	As Above
DI_TM_LA31	Purchase of land for Signalised Intersection at North-South Arterial/Rix Road/Officer South Road.	Development	2017		$1,739,000	$1,739,000	0%	$1,739,000	As Above
DI_TM_FIN_01	Finance Adjustment - Traffic Management	Development		$2,436,208	$296,513	$2,732,721	0%	$2,732,721	Apportioned evenly across the DCP area. This item ensures that financing requirements of the DCP are met to ensure timely provision of traffic management items.
SUB TOTAL				$41,796,618	$5,060,513	$46,857,131		$46,857,131	
TRAIL NETWORK									
DI_TN_01	Construction of trail network from O'Neill Road to Gum Scrub Creek.	Development	At time of subdivision, delivered via a S173 Agreement	$539,691		$539,691	0%	$539,691	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_TN_02	Construction of trail network from Brunt Road to Gum Scrub Creek.	Development	At time of subdivision, delivered via a S173 Agreement	$367,738		$367,738	0%	$367,738	As Above
DI_TN_03	Construction of a pedestrian bridge over major drainage line.	Development	2017	$215,670		$215,670	0%	$215,670	As Above
DI_TN_04	Construction of a pedestrian bridge over Gum Scrub Creek.	Development	2019	$267,150		$267,150	50%	$133,575	50% external apportionment. Remaining 50% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.

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DI_TN_05	Construction of a pedestrian bridge over Gum Scrub Creek.	Development	2019	$267,150		$267,150	50%	$133,575	50% external apportionment. Remaining 50% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Strucure Plan areas.
DI_TN_06	Construction of a pedestrian bridge over Gum Scrub Creek.	Development	2015	$267,150		$267,150	50%	$133,575	As Above
DI_TN_07a	Construction of trail network along Gum Scrub Creek (from Princes Highway to East West Road B).	Development	2019	$212,803		$212,803	0%	$212,803	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_TN_07b	Construction of trail network along Gum Scrub Creek (from East West Road B to Brown Road).	Development	2022	$161,315		$161,315	0%	$161,315	As Above
DI_TN_08a	Construction of trail network along Gum Scrub Creek (between Princes Highway and Bridge Road (Rix Road extension).	Development	2019	$203,770		$203,770	0%	$203,770	As Above
DI_TN_08b	Construction of trail network along Gum Scrub Creek (between Bridge Road (Rix Road extension) to the trail network adjacent to Princes Freeway).	Development	2016	$133,314		$133,314	0%	$133,314	As Above
DI_TN_09	Construction of trail network from Princes Highway to Leber Conservation Reserve (located east of Station Street between Gum Leaf Lane and the railway reservation).	Development	2017	$89,956		$89,956	0%	$89,956	As Above
DI_TN_10	Construction of trail network adjacent to the Princes Freeway from Gum Scrub Creek to the Freeway Service Centre (no access to the Freeway Service Centre).	Development	2024	$508,583		$508,583	0%	$508,583	As Above
DI_TN_11	Construction of pedestrian underpass at railway line, located between Brunt Road and the North South Arterial, aligned with North South Road B and Access Street - Level 2 with Landscaped trail.	Development	2024	$1,895,038		$1,895,038	0%	$1,895,038	As Above
DI_TN_FIN_01	Finance Adjustment - Trail Network	Development		-$414,725	$0	-$414,725	0%	-$414,725	Apportioned evenly across the DCP area. This item ensures that financing requirements of the DCP are met to ensure timely provision of trail network items.
SUB TOTAL				$4,714,602	$0	$4,714,602		$4,313,877	
PLANNING									
DI_PL_01a	Structure Plan & DCP Preparation (Part payment 1)	Development	2012	$250,000		$250,000	0%	$250,000	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
DI_PL_01b	Structure Plan & DCP Preparation (Part payment 2)	Development	2020	$1,000,000		$1,000,000	0%	$1,000,000	As Above
DI_PL_FIN_01	Finance Adjustment - Planning	Development		$17,634	$0.00	$17,634	0%	$17,634	Apportioned evenly across the DCP area. This item ensures that financing requirements of the DCP are met to ensure timely provision of planning items.
SUB TOTAL				$1,267,634	$0.00	$1,267,634		$1,267,634	
TOTAL				**$171,251,581**	**$34,123,141.76**	**$205,374,722**		**$187,686,607**	

TABLE 14 CALCULATION OF DCP LEVY AMOUNTS

Project Number	Project Name	Levy Category	Delivery Date	Total Project Cost	Cost to MCA	Development Types Contributing	Demand Units	Levy
COMMUNITY INFRASTRUCTURE								
CI_CF_01a	Construction of a Community Facility - Library - Officer Town Centre	Community	As Required - Estimated Construction 2023	$7,751,865	$4,651,119	Standard	10,919	$425.97
CI_CF_01b	Construction of a Community Facility - Library - Officer Town Centre	Community	As Required - Estimated Construction 2023	$1,190,640	$714,384	Standard	10,919	$65.43
CI_CF_02	Construction of a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space)	Community	As Required	$6,170,395	$6,170,395	Standard	10,919	$565.11
SUB TOTAL				$15,112,900	$11,535,898			$1,056.50
COMMUNITY FACILITIES								
DI_CF_01	Construction of a Community Facility - Youth Facility located on the Central Integrated Community Infrastructure Site within Officer Town Centre.	Development	2014	$4,299,130	$2,579,478	Standard	631.59	$4,084.10
DI_CF_02	Construction of a Community Facility - Children's Services - MCH & Double Kindergarten - within proximity of East-West Road A & North-South Road A.	Development	2013	$4,133,650	$4,133,650	Standard	631.59	$6,544.83
DI_CF_03	Construction of a Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of East-West Road A & Starling Road.	Development	2019	$5,241,720	$5,241,720	Standard	631.59	$8,299.24
DI_CF_04	Construction of a Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).	Development	2021	$3,831,150	$3,831,150	Standard	631.59	$6,065.88
DI_CF_05	Construction of a Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).	Development	2015	$5,241,720	$5,241,720	Standard	631.59	$8,299.24
DI_CF_LA06	Purchase of Land for the Central Integrated Community Infrastructure Site. - to accommodate a Youth Facility, Library and Aquatic Centre.	Development	At time of subdivision, delivered via a S173 Agreement	$1,105,000	$663,000	Standard	631.59	$1,049.73
DI_CF_LA07	Purchase of Land for a Community Facility - Children's Services - MCH & double Kindergarten - within proximity of East-West Road A & North-South Road A.	Development	At time of subdivision, delivered via a S173 Agreement	$228,000	$228,000	Standard	631.59	$360.99
DI_CF_LA08	Purchase of Land for a Community Facility - Children's Services - MCH & triple Kindergarten - within proximity of East-West Road A & Starling Road.	Development	2019	$144,000	$144,000	Standard	631.59	$228.00
DI_CF_LA09	Purchase of Land for a Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).	Development	2021	$284,000	$284,000	Standard	631.59	$449.66
DI_CF_LA10	Purchase of Land for a Community Facility - Children's Services - MCH & triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).	Development	2015	$203,000	$203,000	Standard	631.59	$321.41
DI_CF_LA11	Purchase of Land for a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space).	Development	At time of subdivision, delivered via a S173 Agreement	$240,000	$240,000	Standard	631.59	$379.99
DI_CF_FIN_01	Finance Adjustment - Community Facilities	Development				Standard	631.59	$4,391.47
SUB TOTAL				$24,951,371	$22,789,719			$40,474.56
OPEN SPACE								
DI_OS_01a	Construction of a Sport & Recreation Reserve - (Brunt Road) (Stage 1)	Development	2017	4438280	4438280	Standard	631.59	7027.1537
DI_OS_01b	Construction of a Sport & Recreation Reserve - (Brunt Road) (Stage 2)	Development	2018	$104,060	$104,060	Standard	631.59	$164.76
DI_OS_02a	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 1)	Development	2014	$2,401,850	$2,401,850	Standard	631.59	$3,802.86

Project Number	Project Name	Levy Category	Delivery Date	Total Project Cost	Cost to MCA	Development Types Contributing	Demand Units	Levy
DI_OS_02b	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 2)	Development	2020	$484,000	$484,000	Standard	631.59	$766.32
DI_OS_02c	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 3)	Development	2025	$832,480	$416,240	Standard	631.59	$659.04
DI_OS_03a	Construction of a Sport & Recreation Reserve - (McMullen Road) (Stage 1)	Development	2016	$5,793,480	$5,793,480	Standard	631.59	$9,172.85
DI_OS_04a	Construction of a District Parkland - (Cardinia Creek Parklands) (Stage 1)	Development	2022	$178,297	$178,297	Standard	631.59	$282.30
DI_OS_04b	Construction of a District Parkland - (Cardinia Creek Parklands) (Stage 2)	Development	2025	$947,023	$947,023	Standard	631.59	$1,499.43
DI_OS_06a	Construction of Local Park Improvements (Stage 1)	Development	2014	$281,778	$281,778	Standard	631.59	$446.14
DI_OS_06b	Construction of Local Park Improvements (Stage 2)	Development	2018	$563,555	$563,555	Standard	631.59	$892.28
DI_OS_06c	Construction of Local Park Improvements (Stage 3)	Development	2022	$281,778	$281,778	Standard	631.59	$446.14
DI_OS_LA07	Purchase of land for Sport & Recreation Reserve - (Brunt Road).	Development	2016	$4,123,000	$4,123,000	Standard	631.59	$6,527.97
DI_OS_LA08	Purchase of land for Sport & Recreation Reserve - (to form part of Officer Recreation Reserve).	Development	2016	$689,000	$689,000	Standard	631.59	$1,090.90
DI_OS_LA09	Purchase of land for Sport & Recreation Reserve - (McMullen Road).	Development	2015	$4,228,000	$4,228,000	Standard	631.59	$6,694.22
DI_OS_LA10	Purchase of land for District Parkland - (Cardinia Creek Parklands)	Development	2014	$3,441,000	$3,441,000	Standard	631.59	$5,448.15
DI_OS_FIN_01	Finance Adjustment - Open Space	Development				Standard	631.59	$6,678.63
SUB TOTAL				$28,787,581	$28,371,341			$51,599.13
OPEN SPACE (URBAN PARK)								
DI_OS_05	Construction of an Urban Park	Development	2017	$1,313,438	$1,313,438	Standard & Differential	645.84	$2,033.69
DI_OS_FIN_02	Finance Adjustment - Open Space (Urban Park)	Development				Standard & Differential	645.84	$178.45
SUB TOTAL				$1,313,438	$1,313,438			$2,212.14
ROAD CONSTRUCTION								
DI_RO_01	Construction of East-West Road A second carriageway to a Connector Street Boulevard standard (Section 3).	Development	2024	$413,650	$413,650	Standard & Differential	645.84	$640.48
DI_RO_02a	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	2020	$1,889,455	$1,889,455	Standard & Differential	645.84	$2,925.58
DI_RO_02b	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	1092945.517	1092945.517	Standard & Differential	645.84	1692.2853
DI_RO_02c	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$659,144	$659,144	Standard & Differential	645.84	$1,020.60
DI_RO_03a	Construction of North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$1,665,911	$1,665,911	Standard & Differential	645.84	$2,579.45
DI_RO_03b	Construction of East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	2020	$1,305,681	$1,305,681	Standard & Differential	645.84	$2,021.68
DI_RO_03c	Construction of East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	2024	$4,632,544	$4,632,544	Standard & Differential	645.84	$7,172.90

Project Number	Project Name	Levy Category	Delivery Date	Total Project Cost	Cost to MCA	Development Types Contributing	Demand Units	Levy
DI_RO_04	Construction of May Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	Development	2024	$1,111,599	$1,111,599	Standard & Differential	645.84	$1,721.17
DI_RO_05	Construction of Whiteside Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	Development	2024	$840,542	$840,542	Standard & Differential	645.84	$1,301.47
DI_RO_06a	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	Development	2018	$567,095	$567,095	Standard & Differential	645.84	$878.07
DI_RO_06b	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 2 (Section 4b).	Development	2018	$527,522	$527,522	Standard & Differential	645.84	$816.80
DI_RO_06c	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	Development	2021	$2,237,323	$2,237,323	Standard & Differential	645.84	$3,464.21
DI_RO_07a	Construction of Tivendale Road upgrade to a Connector Street - Constrained Type 2 (Section 4b).	Development	2017	1302150.392	1302150.392	Standard & Differential	645.84	2016.2121
DI_RO_07b	Construction of Tivendale Road upgrade to an Access Street - Level 2 Constrained Type 2 (Section 5d).	Development	2013	$703,485	$703,485	Standard & Differential	645.84	$1,089.26
DI_RO_07c	Construction of Tivendale Road upgrade to an Access Street - Level 2 Constrained Type 3 (Section 5e).	Development	2021	$962,429	$962,429	Standard & Differential	645.84	$1,490.20
DI_RO_08a	Construction of Starling Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).	Development	2020	$1,296,438	$1,296,438	Standard & Differential	645.84	$2,007.37
DI_RO_08b	Construction of Starling Road upgrade to an Access Street - Level 2 Constrained Type 1 (Section 5c).	Development	2021	$1,753,969	$1,753,969	Standard & Differential	645.84	$2,715.79
DI_RO_9a	Construction of McMullen Road upgrade to Connector Street - Constrained Type 1 (Section 4a).	Development	2017	$1,527,089	$1,527,089	Standard & Differential	645.84	$2,364.50
DI_RO_9b	Construction of McMullen Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).	Development	2024	$1,513,963	$1,513,963	Standard & Differential	645.84	$2,344.18
DI_RO_10a	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$786,235	$786,235	Standard & Differential	645.84	$1,217.38
DI_RO_10b	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$604,972	$604,972	Standard & Differential	645.84	$936.72
DI_RO_10c	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$851,458	$851,458	Standard & Differential	645.84	$1,318.37
DI_RO_11a	Construction of Kenilworth Avenue upgrade to a Connector Street - Constrained Type 3 (Section 4c).	Development	2020	$2,369,682	$2,369,682	Standard & Differential	645.84	$3,669.15
DI_RO_11b	Construction of Kenilworth Avenue upgrade to a Connector Street - Constrained Type 3 (Section 4c).	Development	2020	$1,891,170	$1,891,170	Standard & Differential	645.84	$2,928.23
DI_RO_12	Construction of Rix Road extension upgrade to a Connector Street - Constrained Type 1 (Section 4a).	Development	2024	$950,351	$950,351	Standard & Differential	645.84	$1,471.50
DI_RO_13	Construction of Rix Road extension as a North-South Connector Street - Constrained Type 1 (Section 4a).	Development	2024	$1,274,347	$1,274,347	Standard & Differential	645.84	$1,973.16
DI_RO_14	Construction of East-West Road C to a Access Street - Level 2 (Section 5).	Development	2017	$1,039,294	$1,039,294	Standard & Differential	645.84	$1,609.21
DI_RO_15a	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$1,050,533	$1,050,533	Standard & Differential	645.84	$1,626.61

Project Number	Project Name	Levy Category	Delivery Date	Total Project Cost	Cost to MCA	Development Types Contributing	Demand Units	Levy
DI_RO_15b	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$969,682	$969,682	Standard & Differential	645.84	$1,501.43
DI_RO_16a	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2018	$2,015,437	$2,015,437	Standard & Differential	645.84	$3,120.64
DI_RO_16b	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$1,858,838	$1,858,838	Standard & Differential	645.84	$2,878.17
DI_RO_17	Construction of Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).	Development	At time of subdivision, delivered via a S173 Agreement	$982,570	$982,570	Standard & Differential	645.84	$1,521.38
DI_RO_18	Construction of Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2024	$1,355,491	$1,355,491	Standard & Differential	645.84	$2,098.80
DI_RO_19a	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	Development	2017	$140,370	$140,370	Standard & Differential	645.84	$217.34
DI_RO_19b	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	Development	2017	$288,003	$288,003	Standard & Differential	645.84	$445.94
DI_RO_19c	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).	Development	2014	$444,243	$444,243	Standard & Differential	645.84	$687.85
DI_RO_20	Construction of East-West Road D (Gum Leaf Lane extension) to a Connector Street - Constrained Type 4 (Section 4d).	Development	2015	$1,356,297	$1,356,297	Standard & Differential	645.84	$2,100.05
DI_RO_21	Construction of Laneway - Commercial Access at the rear of Peripheral Commercial (North of Princes Highway) (Section M6a).	Development	2024	$718,911	$718,911	Standard & Differential	645.84	$1,113.14
DI_RO_22	Construction of Laneway - Commercial Access south of Officer Town Hall (North of Princes Highway) (Section M6a).	Development	2024	$108,026	$108,026	Standard & Differential	645.84	$167.26
DI_RO_23	Construction of Station Street safety upgrade of at-grade rail crossing.	Development	2014	$1,080,000	$1,080,000	Standard & Differential	645.84	$1,672.24
DI_RO_24	Construction of Brunt Road safety upgrade of at-grade rail crossing.	Development	2017	$675,000	$675,000	Standard & Differential	645.84	$1,045.15
DI_RO_25	Construction of Bridge Road (Rix Road extension) Road Bridge over Gum Scrub Creek.	Development	2018	$1,016,786	$508,393	Standard & Differential	645.84	$787.18
DI_RO_26	Construction of Officer Town Centre Road over Gum Scrub Creek.	Development	2023	$700,886	$350,443	Standard & Differential	645.84	$542.62
DI_RO_27	Construction of Officer South Road upgrade to an Arterial Road: Future VicRoads Declared Road (4 lanes) (Section 1a).	Development	2014	$1,173,794	$1,173,794	Standard & Differential	645.84	$1,817.47
DI_RO_28	Construction of Main Street Railway Underpass	Development	At time of subdivision, delivered via a S173 Agreement	$16,273,660	$6,000,000	Standard & Differential	645.84	$9,290.23
DI_RO_LA29a	Purchase of land for East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	2020	$850,000	$850,000	Standard & Differential	645.84	$1,316.12
DI_RO_LA29b	Purchase of land for East-West Road A to a Connector Street Boulevard standard (Section 3).	Development	2016	$700,000	$700,000	Standard & Differential	645.84	$1,083.86
DI_RO_LA29c	Purchase of land for East-West Road A, North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$1,001,000	$1,001,000	Standard & Differential	645.84	$1,549.92
DI_RO_LA30a	Purchase of land for East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	2020	$634,000	$634,000	Standard & Differential	645.84	$981.67

Project Number	Project Name	Levy Category	Delivery Date	Total Project Cost	Cost to MCA	Development Types Contributing	Demand Units	Levy
DI_RO_LA30b	Purchase of land for East-West Road B to a Connector Street Boulevard standard (Section 3).	Development	2023	$2,102,000	$2,102,000	Standard & Differential	645.84	$3,254.68
DI_RO_LA31a	Purchase of land for Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2023	$137,000	$137,000	Standard & Differential	645.84	$212.13
DI_RO_LA31b	Purchase of land for Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	2023	$247,000	$247,000	Standard & Differential	645.84	$382.45
DI_RO_LA32	Purchase of land for Grade Separated Rail Crossing at Brunt Road.	Development	2027	$677,000	$677,000	Standard & Differential	645.84	$1,048.25
DI_RO_LA33	Purchase of land for new road (between Rix Road extension & Kenilworth Ave) as a North-South Connector Street - Constrained Type 1 (Section 4a).	Development	2023	$670,000	$670,000	Standard & Differential	645.84	$1,037.41
DI_RO_LA34	Purchase of land for East-West Road C to a Access Street - Level 2 standard (Section 5).	Development	2017	$385,600	$385,600	Standard & Differential	645.84	$597.05
DI_RO_LA35a	Purchase of land for Rix Road upgrade to a to a Connector Street Boulevard standard (Section 3).	Development	2023	$387,100	$387,100	Standard & Differential	645.84	$599.37
DI_RO_LA35b	Purchase of land for Rix Road upgrade to a to a Connector Street Boulevard standard (Section 3).	Development	2023	$616,000	$616,000	Standard & Differential	645.84	$953.80
DI_RO_LA36	Purchase of land for Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).	Development	At time of subdivision, delivered via a S173 Agreement	$615,300	$615,300	Standard & Differential	645.84	$952.71
DI_RO_LA37	Purchase of land for Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).	Development	At time of subdivision, delivered via a S173 Agreement	$185,000	$185,000	Standard & Differential	645.84	$286.45
DI_RO_LA38	Purchase of land for Stephens Road / Princes Freeway Overpass.	Development	2027	$145,700	$145,700	Standard & Differential	645.84	$225.60
DI_RO_LA39	Purchase of land for a new North-South Arterial Road as a Arterial Road: Future VicRoads Declared Road (4 lanes) (Section 1a) and land for Grade Separated Rail Crossing at North-South Arterial Road. From intersection of Princes Highway/North South Arterial to intersection of Rix Road/Bridge Road (to accommodate 40m Road Reserve and additional land for grade separated rail crossing).	Development	2024	$2,318,300	$2,318,300	Standard & Differential	645.84	$3,589.59
DI_RO_LA40	Purchase of land for Officer South Road (North-South Arterial) upgrade to an Arterial Road - Future VicRoads Declared Road 6 lanes) (Section 1).	Development	2014	$708,000	$708,000	Standard & Differential	645.84	$1,096.25
DI_RO_LA41	Purchase of part of land for East-West Road D (Gum Leaf Lane extension) to a Connector Street - Constrained Type 4 (Section 4d).	Development	2012	$640,000	$640,000	Standard & Differential	645.84	$990.96
DI_RO_LA42	Purchase of land for Gum Leaf Lane upgrade (east of Station Street) - additional land to allow for North South Road in OTC.	Development	2012	$412,000	$412,000	Standard & Differential	645.84	$637.93
DI_RO_FIN_01	Finance Adjustment - Road Construction	Development				Standard & Differential	645.84	-$8,710.53
SUB TOTAL				$81,409,972	$70,277,476			$100,105.08
TRAFFIC MANAGEMENT								
DI_TM_01	Construction of Signalised Intersection at Old Princes Highway and O'Neill Road.	Development	2021	$1,244,096	$1,244,096	Standard & Differential	645.84	$1,926.32
DI_TM_02	Construction of Signalised Intersection at Princes Highway/Brunt Road/Whiteside Road.	Development	2018	$3,043,593	$3,043,593	Standard & Differential	645.84	$4,712.61
DI_TM_03	Construction of Signalised Intersection at Princes Highway/North-South Road A/Connector Street.	Development	2012	$3,759,606	$3,759,606	Standard & Differential	645.84	$5,821.27

Project Number	Project Name	Levy Category	Delivery Date	Total Project Cost	Cost to MCA	Development Types Contributing	Demand Units	Levy
DI_TM_04	Construction of Signalised Intersection at Princes Highway/Bayview Road/North-South Arterial.	Development	2019	$3,482,240	$3,482,240	Standard & Differential	645.84	$5,391.80
DI_TM_05	Construction of Signalised Intersection at Princes Highway/Tivendale Road/Station Street.	Development	2018	$2,134,095	$2,134,095	Standard & Differential	645.84	$3,304.37
DI_TM_06	Construction of Signalised Intersection at Princes Highway/new Main Street/Starling Road.	Development	2012	$2,974,330	$2,974,330	Standard & Differential	645.84	$4,605.37
DI_TM_07	Construction of Signalised Intersection at Princes Highway/Town Centre Loop Road/McMullen Road.	Development	2024	$4,021,306	$4,021,306	Standard & Differential	645.84	$6,226.47
DI_TM_08	Construction of Roundabout at O'Neil Road/East-West Road A.	Development	2021	$1,128,225	$1,128,225	Standard & Differential	645.84	$1,746.91
DI_TM_09	Construction of Signalised Intersection at East-West Road A/Whiteside Road.	Development	2019	$2,299,241	$2,299,241	Standard & Differential	645.84	$3,560.08
DI_TM_10	Construction of Signalised Intersection at East-West Road A/North-South Road A.	Development	2012	$1,173,194	$1,173,194	Standard & Differential	645.84	$1,816.54
DI_TM_11	Construction of Roundabout at East-West Road B/Bayview Road	Development	2020	$515,577	$515,577	Standard & Differential	645.84	$798.31
DI_TM_12	Construction of Roundabout at East-West Road B/Tivendale Road.	Development	2024	510704.2688	510704.2688	Standard & Differential	645.84	790.7597
DI_TM_13	Construction of Roundabout at East-West Road B/Starling Road.	Development	2024	$521,990	$521,990	Standard & Differential	645.84	$808.23
DI_TM_14	Construction of Roundabout at East-West Road B/McMullen Road.	Development	2024	$517,664	$517,664	Standard & Differential	645.84	$801.54
DI_TM_15	Construction of Roundabout at Brunt Road/East-West Road C.	Development	2017	$590,238	$590,238	Standard & Differential	645.84	$913.91
DI_TM_16	Construction of Signalised Intersection at Station Street and Gum Leaf Lane.	Development	2012	$889,940	$889,940	Standard & Differential	645.84	$1,377.96
DI_TM_17	Construction of Roundabout at Brunt Road/Rix Road.	Development	2020	$611,066	$611,066	Standard & Differential	645.84	$946.16
DI_TM_18	Construction of Roundabout at Stephens Road/Rix Road.	Development	2023	$654,912	$654,912	Standard & Differential	645.84	$1,014.05
DI_TM_19	Construction of Signalised Intersection at North-South Arterial/Rix Road/Officer South Road.	Development	2018	$3,903,711	$3,903,711	Standard & Differential	645.84	$6,044.39
DI_TM_20	Construction of Signalised Intersection at Bridge Road (Rix Road extension)/new Main Street.	Development	2012	$1,087,129	$1,087,129	Standard & Differential	645.84	$1,683.28
DI_TM_21	Construction of Signalised Intersections at North-South Arterial (Officer South Road)/Princes Freeway (interchange).	Development	2014	$4,297,554	$4,297,554	Standard & Differential	645.84	$6,654.21
DI_TM_LA22	Purchase of land for Signalised Intersection at Princes Highway/O'Neill Road.	Development	2020	$13,000	$13,000	Standard & Differential	645.84	$20.13
DI_TM_LA23	Purchase of land for Roundabout at O'Neil Road/East-West Road A.	Development	2020	$427,000	$427,000	Standard & Differential	645.84	$661.15
DI_TM_LA24	Purchase of Melbourne Water site to enable future Signalised Intersection at East-West Road A/Whiteside Road.	Development	2012	$212,000	$212,000	Standard & Differential	645.84	$328.25
DI_TM_LA25	Purchase of land for Signalised Intersection at Princes Highway/Whiteside Road/Brunt Road.	Development	2018	$415,000	$415,000	Standard & Differential	645.84	$642.57

Project Number	Project Name	Levy Category	Delivery Date	Total Project Cost	Cost to MCA	Development Types Contributing	Demand Units	Levy
DI_TM_LA26	Purchase of land for Signalised Intersection at Princes Highway/North-South Road A/Connector Street.	Development	2012	$460,000	$460,000	Standard & Differential	645.84	$712.25
DI_TM_LA27	Purchase of land for Signalised Intersection at Princes Highway/Bayview Road/North South Arterial.	Development	2019	$503,000	$503,000	Standard & Differential	645.84	$778.83
DI_TM_LA28	Purchase of land for Signalised Intersection at Princes Highway/Tivendale Road/Station Street.	Development	2018	$735,000	$735,000	Standard & Differential	645.84	$1,138.05
DI_TM_LA29	Purchase of land for Roundabout at Brunt Road/East-West Road C.	Development	2017	$68,000	$68,000	Standard & Differential	645.84	$105.29
DI_TM_LA30	Purchase of land for Roundabout at Brunt Road/Rix Road.	Development	2017	$192,000	$192,000	Standard & Differential	645.84	$297.29
DI_TM_LA31	Purchase of land for Signalised Intersection at North-South Arterial/Rix Road/Officer South Road.	Development	2017	$1,739,000	$1,739,000	Standard & Differential	645.84	$2,692.62
DI_TM_FIN_01	Finance Adjustment - Traffic Management	Development				Standard & Differential	645.84	$6,528.81
SUB TOTAL				$44,124,410	$44,124,410			$74,849.77
TRAIL NETWORK								
DI_TN_01	Construction of trail network from O'Neill Road to Gum Scrub Creek.	Development	At time of subdivision, delivered via a S173 Agreement	$539,691	$539,691	Standard & Differential	645.84	$835.64
DI_TN_02	Construction of trail network from Brunt Road to Gum Scrub Creek.	Development	At time of subdivision, delivered via a S173 Agreement	$367,738	$367,738	Standard & Differential	645.84	$569.39
DI_TN_03	Construction of a pedestrian bridge over major drainage line.	Development	2017	$215,670	$215,670	Standard & Differential	645.84	$333.94
DI_TN_04	Construction of a pedestrian bridge over Gum Scrub Creek.	Development	2019	$267,150	$133,575	Standard & Differential	645.84	$206.82
DI_TN_05	Construction of a pedestrian bridge over Gum Scrub Creek.	Development	2019	$267,150	$133,575	Standard & Differential	645.84	$206.82
DI_TN_06	Construction of a pedestrian bridge over Gum Scrub Creek.	Development	2015	$267,150	$133,575	Standard & Differential	645.84	$206.82
DI_TN_07a	Construction of trail network along Gum Scrub Creek (from Princes Highway to East West Road B).	Development	2019	$212,803	$212,803	Standard & Differential	645.84	$329.50
DI_TN_07b	Construction of trail network along Gum Scrub Creek (from East West Road B to Brown Road).	Development	2022	$161,315	$161,315	Standard & Differential	645.84	$249.78
DI_TN_08a	Construction of trail network along Gum Scrub Creek (between Princes Highway and Bridge Road (Rix Road extension).	Development	2019	$203,770	$203,770	Standard & Differential	645.84	$315.51
DI_TN_08b	Construction of trail network along Gum Scrub Creek (between Bridge Road (Rix Road extension) to the trail network adjacent to Princes Freeway).	Development	2016	$133,314	$133,314	Standard & Differential	645.84	$206.42
DI_TN_09	Construction of trail network from Princes Highway to Leber Conservation Reserve (located east of Station Street between Gum Leaf Lane and the railway reservation).	Development	2017	89956.1	89956.1	Standard & Differential	645.84	139.2854
DI_TN_10	Construction of trail network adjacent to the Princes Freeway from Gum Scrub Creek to the Freeway Service Centre (no access to the Freeway Service Centre).	Development	2024	$508,583	$508,583	Standard & Differential	645.84	$787.47
DI_TN_11	Construction of pedestrian underpass at railway line, located between Brunt Road and the North South Arterial, aligned with North South Road B and Access Street - Level 2 with Landscaped trail.	Development	2024	$1,895,038	$1,895,038	Standard & Differential	645.84	$2,934.22

Project Number	Project Name	Levy Category	Delivery Date	Total Project Cost	Cost to MCA	Development Types Contributing	Demand Units	Levy
DI_TN_FIN_01	Finance Adjustment - Trail Network	Development				Standard & Differential	645.84	-$990.84
SUB TOTAL				$5,129,327	$4,728,602			$6,330.79
PLANNING								
DI_PL_01a	Structure Plan & DCP Preparation (Part payment 1)	Development	2012	$250,000	$250,000	Standard & Differential	645.84	$387.09
DI_PL_01b	Structure Plan & DCP Preparation (Part payment 2)	Development	2020	$1,000,000	$1,000,000	Standard & Differential	645.84	$1,548.37
DI_PL_FIN_01	Finance Adjustment - Planning	Development				Standard & Differential	645.84	$42.13
SUB TOTAL				$1,250,000	$1,250,000			$1,977.59
TOTAL				**$202,078,998**	**$184,390,883**			**SEE NEXT TABLE FOR LEVY TOTALS**

*Community Infrastructure Levy Capped at $900 per dwelling

3.3.1. DCP Levies

TABLE 15 LEVY SUMMARY BY CATEGORY

Levy Type	Community Infrastructure Levy	Development Infrastructure Levy	
DCP Rate	**Standard Rate**	**Standard Rate**	**Differential Rate**
All (Community Levy)	$1,190.00		
Community Facilities		$40,474.56	
Open Space		$51,599.13	
Open Space (Urban Park)		$2,212.14	$2,212.14
Road Construction		$100,105.08	$100,105.08
Traffic Management		$74,849.77	$74,849.77
Trail Network		$6,330.79	$6,330.79
Planning		$1,977.59	$1,977.59
Total	**$1,190.00***	**$277,549.07**	**$185,475.38**

Amended by C232

*Community Infrastructure Levy is capped at maximum applicable under Section 46L. Rate specified in Table 15 is for the 2019/2020 financial year.

All development contributions are to be made in accordance with the Levy Amounts listed in Table 16. The CIL is indexed annually in accordance with section 46L of the Planning and Environment Act 1987. The DIL amounts will be adjusted periodically for price inflation in accordance with the method outlined in Section 4 below.

TABLE 16 LEVIES PAYABLE BY DCP RATE TYPE

Levy Type	Community Infrastructure Levy	Development Infrastructure Levy	
Development Type	**Standard Rate**	**Standard Rate**	**Differential Rate**
Payable by Unit	Per Dwelling	Per Hectare	Per Hectare
Levy Amount Payable	$1,190.00*	$277,549.07	$185,475.38

Amended by C232

* Community Infrastructure Levy is capped at maximum applicable under Section 46L

4. DCP ADMINISTRATION

4.1. ADJUSTMENT OF VALUES & INDEXATION OF LEVIES

The Development Infrastructure Levy in this DCP will be adjusted annually according to the following specified method:

- In relation to the costs associated with all development infrastructure items other than land, the cost of those projects will be adjusted (and then the contribution amounts recalculated) by reference to the Producer Price Indexes Australia, Victoria (Table 15 Selected Output of Division E – Construction Industry, Building Construction Victoria (for buildings) and Road and Bridge Construction Victoria (for roads, bridges, trails, etc.) published by the ABS (Series 6427.0) or similar index. The adjusted costings will then produce a recalculated Development Infrastructure Levy.
- The revised infrastructure costs and the adjustment of the contributions will be calculated as at June 30th of each year.

Amended by C232

- In relation to the value of land required under the DCP, a revaluation of all land projects is to be carried out on an annual basis in accordance with the principles set out in Section 4.2. The valuations are to be carried out by a qualified valuer and member of the Australian Property Institute to be appointed by Cardinia Shire Council.
- The revised land value and then the resulting adjustment of the Development Infrastructure Levy will be calculated as at June 30th of each year.
- Within 14 days of the adjustments being made, the Collecting Agency will publish a notice of the amended contributions in a newspaper circulating in the municipality.

4.2. VALUATION OF LAND

Initial valuation assessments for land required for infrastructure items in this DCP were carried out in accordance with the following principles:

1. Valuations were to be preliminary

Valuations provided were to be preliminary only, i.e. they were prepared using:

a. the currently available information at the time in relation to the properties that were affected;

b. indicative information in relation to the land that was required; and

c. general guidance in relation to why the land was required.

The level of investigation was less than that associated with a full valuation report and it was acknowledged that valuations were likely to change if additional information came to hand in relation to the specific circumstances of each property.

Likewise, it was acknowledged that if the size or the alignment of the land required changed or the nature of the required land changed, that future valuations were also likely to change.

2. Valuations were to take into account the specifics of the land required

In determining the value of land in the Officer PSP area the valuation should be based upon the current underlying zones taking into consideration normal site constraints and development considerations, but without reference to specific future uses shown on the current draft Future Urban Structure plan from the PSP.

3. Normal valuation principles applied

Whilst the valuations were "preliminary", normal valuation practices were adopted. For example, where only part of the land was required, valuations were carried out on a "before and after" basis. Comparable sales were analysed and compared to the affected properties as part of the valuation process. Normal valuation considerations such as location, topography, shape, views and development constraints were taken into account to the extent that there was readily available information.

4. Availability of services was assumed

It was assumed that all normal services were available for connection to the various parcels. It was acknowledged that future reviews of the valuations could take account of changes in the location and availability of services, when these become clearer.

4.3. COLLECTING AGENCY

The Cardinia Shire Council is the Collecting Agency pursuant to section 46K of the Planning and Environment Act 1987.

4.4. DEVELOPMENT AGENCY

The Cardinia Shire Council is the Development Agency for all infrastructure items pursuant to section 46K of the Planning and Environment Act 1987.

4.5. PAYMENT OF CONTRIBUTION LEVIES AND TIMING

COLLECTION OF LEVIES

Where a permit is required, the Development Infrastructure Levy will be collected by Council as follows:

- For the subdivision of Residential Land, before the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of subdivision creating any new lot.

Amended by C232

- In relation to Core Business or Peripheral Commercial land (as shown on Plan 5 of the Officer Precinct Structure Plan (September 2011, Amended November 2019)):
    - before the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of subdivision creating any new lot; or
    - prior to the commencement of any buildings or works -

  whichever is earlier, unless otherwise agreed in writing by the Council.

Where land excluded from the Net Developable Area (refer Table 8) is developed for any use other than for a public purpose (as defined Planning and Environment Act 1987), the timing of the payment of the development contribution is as per the requirements for Core Business or Peripheral Commercial land.

Where subdivision is the trigger for the payment of the Development Infrastructure Levy, a Statement of Compliance will not be issued until the Development Infrastructure Levy is paid.

A planning permit for subdivision or development of land must contain conditions which give effect to this DCP

NO PERMIT REQUIRED FOR THE DEVELOPMENT OF LAND

Where no planning permit is required for the development of land, unless some other arrangement has been agreed to by the Council, the Development Infrastructure Levy in this DCP must be paid to the Council prior to the commencement of development.

4.6. ADMINISTRATIVE PROCEDURES

The Council will undertake ongoing accounting and review of this DCP in terms of:

- The relevance of projects listed in the DCP;
- The level of contributions collected;
- The construction costs of infrastructure projects;
- The land costs of infrastructure projects;
- Updating the DCP to reflect any relevant amendments to the Planning and Environment Act, or any new Ministerial Directions relating to development contributions.

The Council will undertake a review of this DCP at least every five years during the lifespan of the DCP.

Council will keep proper accounts for funds collected through this DCP in accordance with the provisions of the Planning & Environment Act 1987 (Part 3B section 46Q(1)). Council intends to establish an interest bearing account to hold all funds collected from the DCP. All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

4.7. METHOD OF PROVISION

Responsibility for the delivery of infrastructure items in this DCP resides with the Cardinia Shire Council as Development Agency.

Council may agree to infrastructure items being provided by developers with a credit of offset provided against their development contribution obligations under this DCP (see Section 5- Implementation Strategy).

5. IMPLEMENTATION STRATEGY

5.1. INTRODUCTION

This section outlines:

- how land and works can be provided "in-kind" by developers to offset their development contribution obligations under this DCP; and
- the specific items of infrastructure that Council considers could be provided as works in-kind.

5.2. BACKGROUND AND RATIONALE FOR THE IMPLEMENTATION STRATEGY

Some of the land within the DCP area may be held in large consolidated holdings by a small number of owners. Council seeks to provide these landowners/developers with opportunities to directly deliver DCP infrastructure items.

5.3. PROVISION OF LAND AND WORKS IN-KIND

Payment of development contributions is generally to be made in cash in accordance with Section 4.5.

Alternatively, infrastructure works and land may be provided by developers in return for a credit against their development contribution obligation, subject to the agreement of the Council at its absolute discretion. In determining whether to agree to the provision of works in lieu of cash the Council will have regard to any relevant matter including:

- Only works or land funded by the DCP can be provided "in-kind";
- Works must be provided to a standard that generally accords with the DCP unless agreed between Council and the developer;
- Detailed design must be approved by the Council and generally accord with the standards outlined in the DCP unless agreed by the Council and the developer;
- The construction of works must be completed to the satisfaction of the Council;
- The impact on the DCP must be cost and revenue neutral.

Where Council agrees that works are to be provided by a developer in lieu of cash contributions:

- The credit for the works provided shall be an amount up to the value identified in the DCP taking into account the impact of adjustment outlined in Section 4.1 subject to a competitive procurement process;
- The value of works provided in accordance with the principles outlined above, will be offset against the development contributions liable to be paid by the developer;
- The developer will not be required to make cash payments for contributions until the value of any credits for the provision of agreed works-in-kind are exhausted;

- Where credit for works-in-kind can't be offset against future levy payments the developer will be reimbursed by the Council for any excess credit at the time of provision shown in the DCP;
- Where a developer chooses to bring forward works ahead of the scheduled time in the DCP this can be done subject to agreement by the Council and provided the impact on the DCP is cost and revenue neutral;
- Developer delivered projects will only qualify for the contingency component of the project where the developer can demonstrate to the satisfaction of the responsible authority that the contingency component can be reasonably claimed.

5.4. IMPLEMENTATION

It is Council's aim, where possible, to discuss and agree with large land developers, how they wish to develop their land holdings and to identify all of the items of infrastructure they wish to provide in lieu of development contributions. It is Council's aim to agree on these matters with developers prior to development commencing.

This would be set out in an agreement pursuant to Section 173 of the Planning and Environment Act 1987.

5.5. LAND

Council intends to obtain land required under the DCP as an off-set against a developer's development contributions where feasible. As with works-in-kind, the provision of land would be set out in an agreement between the developer and Council pursuant to Section 173 of the Planning and Environment Act 1987. The value of the off-set for providing land will equal the value shown in the DCP, subject to indexation, as outlined in Section 4.1.

5.6. SUGGESTED WORKS IN-KIND

The Council encourages developers to discuss and agree with Council, the potential for provision of works and land to offset their development contribution. A major aim is to ensure that the timing of infrastructure delivery appropriately supports development.

The Council is proposing to construct the Community Centre items given the need to comply with statutory requirements relating to maternal child health and kindergartens. However, Council could consider developers providing this infrastructure on a case by case basis.

APPENDICES

APPENDIX A DCP FINANCE

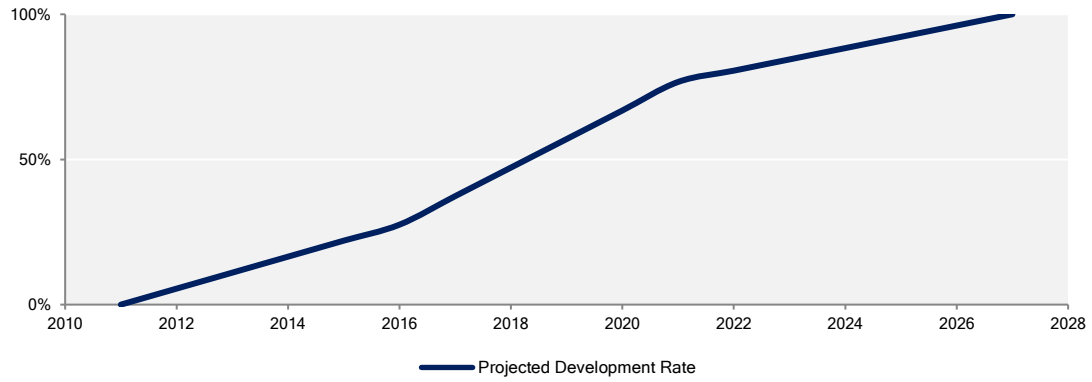
DEVELOPMENT TIMELINE

The projected DCP income stream is equal to the total levy funding amount that council expects will be collected each year, this stream is required to be calculated in order to make an estimation of the finance requirements of this DCP. In order to estimate this amount, an indicative timeline of development has been incorporated in to the Officer Precinct Structure Plan which is shown in Table 17. The accumulated rate of development over time is illustrated in Figure 2.

TABLE 17 DCP DEVELOPMENT TIMEFRAME

Timeframe	% of Total Lots Developed
Short Term (1-5 Years)	27.53%
Medium Term (6-10 Years)	49.15%
Long Term (11 + Years)	23.31%
Total	100.00%

FIGURE 2 DCP DEVELOPMENT TIMEFRAME



The estimated development rate for each development type for each year is listed in Table 18 along with the Present Value of the demand steam calculated by discounting the development stream by 6% per annum. For calculation purposes all numbers have been rounded to 5 decimal places.

TABLE 18 CALCULATION OF PRESENT VALUE DEMAND UNITS

Levy Type	Development Type	Present Value of Demand Unit Stream	2012 - 2017	2017 - 2021	2021 - 2027	Total Demand Units
Community	Standard	7076.51412	601.27091	1073.40055	424.27378	10919
Development	Standard	409.32829	34.77944	62.08893	24.54136	631.59
	Differential	9.23532	0.78470	1.40086	0.55370	14.25

CALCULATION OF FINANCE ADJUSTMENT

A summary of the finance amounts calculated for each infrastructure item is given in Table 20. These costs are totaled for each infrastructure category to form a supplementary infrastructure item and used to adjust the total levy amount as detailed in Section 2.4.6.

The infrastructure items listed in Table 19 have been exempted from a finance adjustment. These items include all Community Infrastructure items and some Development Infrastructure items where a developer has indicated to Council that prior to the adoption of the DCP it will seek agreement to provide the item under a Section 173 agreement at the time that the item is required.

TABLE 19 ITEMS EXEMPT FROM FINANCE ADJUSTMENT

Item	Infrastructure Type	Description
CI_CF_01a	Community	Construction of a Community Facility - Library - Officer Town Centre
CI_CF_01b	Community	Construction of a Community Facility - Library - Officer Town Centre
CI_CF_02	Community	Construction of a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space)
DI_CF_LA06	Development	Purchase of Land for the Central Integrated Community Infrastructure Site. - to accommodate a Youth Facility, Library and Aquatic Centre.
DI_CF_LA07	Development	Purchase of Land for a Community Facility - Children's Services - MCH & double Kindergarten - within proximity of East-West Road A & North-South Road A.
DI_CF_LA11	Development	Purchase of Land for a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space).
DI_RO_02b	Development	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).
DI_RO_02c	Development	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).
DI_RO_03a	Development	Construction of North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).
DI_RO_10a	Development	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).
DI_RO_15a	Development	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).
DI_RO_17	Development	Construction of Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).
DI_RO_28	Development	Construction of Main Street Railway Underpass
DI_RO_LA29c	Development	Purchase of land for East-West Road A, North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).
DI_RO_LA36	Development	Purchase of land for Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).
DI_RO_LA37	Development	Purchase of land for Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).
DI_TN_01	Development	Construction of trail network from O'Neill Road to Gum Scrub Creek.
DI_TN_02	Development	Construction of trail network from Brunt Road to Gum Scrub Creek.

TABLE 20 CALCULATION OF FINANCE COSTS BY ITEM BY CATEGORY

Item Code	Cost to MCA Area	Indicative Provision Year	Present Value Cost to MCA	Gross Levy Amount	Present Value of Demand Unit Stream	Present Value of Gross Levy Stream	Present Value Finance Requirement	Present Value Finance Requirement per Demand Unit
Community Facilities (Development Infrastructure)								
DI_CF_01	$2,579,478	2014	$2,165,779	$4,084.10	409.3	$1,671,737.67	$494,041.80	$1,206.96
DI_CF_02	$4,133,650	2013	$3,678,934	$6,544.83	409.3	$2,678,984.07	$999,950.07	$2,442.90
DI_CF_03	$5,241,720	2019	$3,288,720	$8,299.24	409.3	$3,397,113.72	-$108,393.74	-$264.81
DI_CF_04	$3,831,150	2021	$2,139,294	$6,065.88	409.3	$2,482,936.29	-$343,641.92	-$839.53
DI_CF_05	$5,241,720	2015	$4,151,933	$8,299.24	409.3	$3,397,113.72	$754,819.48	$1,844.04
DI_CF_LA08	$144,000	2019	$90,347	$228.00	409.3	$93,326.85	-$2,979.47	-$7.28
DI_CF_LA09	$284,000	2021	$158,584	$449.66	409.3	$184,058.56	-$25,474.44	-$62.23
DI_CF_LA10	$203,000	2015	$160,795	$321.41	409.3	$131,562.21	$29,232.80	$71.42
Sub Total	$21,658,719		$15,834,388	$34,292.36	409.3	$14,036,833.08	$1,797,554.59	$4,391.47
Open Space (Development Infrastructure)								
DI_OS_01a	$4,438,280	2017	$3,128,812	$7,027.15	409.3	$2,876,411.29	$252,400.98	$616.62
DI_OS_01b	$104,060	2018	$69,206	$164.76	409.3	$67,440.93	$1,764.91	$4.31
DI_OS_02a	$2,401,850	2014	$2,016,640	$3,802.86	409.3	$1,556,618.18	$460,021.40	$1,123.84
DI_OS_02b	$484,000	2020	$286,479	$766.32	409.3	$313,676.46	-$27,197.60	-$66.44
DI_OS_02c	$416,240	2025	$184,103	$659.04	409.3	$269,763.72	-$85,660.37	-$209.27
DI_OS_03a	$5,793,480	2016	$4,329,225	$9,172.85	409.3	$3,754,707.00	$574,518.28	$1,403.56
DI_OS_04a	$178,297	2022	$93,924	$282.30	409.3	$115,553.38	-$21,628.91	-$52.84
DI_OS_04b	$947,023	2025	$418,869	$1,499.43	409.3	$613,759.12	-$194,889.74	-$476.12
DI_OS_06a	$281,778	2014	$236,586	$446.14	409.3	$182,617.72	$53,968.23	$131.85
DI_OS_06b	$563,555	2018	$374,796	$892.28	409.3	$365,235.45	$9,561.02	$23.36
DI_OS_06c	$281,778	2022	$148,437	$446.14	409.3	$182,617.72	-$34,180.77	-$83.50
DI_OS_LA07	$4,123,000	2016	$3,080,945	$6,527.97	409.3	$2,672,082.80	$408,862.65	$998.86
DI_OS_LA08	$689,000	2016	$514,861	$1,090.90	409.3	$446,536.23	$68,324.65	$166.92
DI_OS_LA09	$4,228,000	2015	$3,348,972	$6,694.22	409.3	$2,740,133.63	$608,838.38	$1,487.41
DI_OS_LA10	$3,441,000	2014	$2,889,130	$5,448.15	409.3	$2,230,081.92	$659,048.03	$1,610.07
Sub Total	$28,371,341		$21,120,987	$44,920.51	409.3	$18,387,235.54	$2,733,751.15	$6,678.63
Open Space (Urban Park) (Development Infrastructure)								
DI_OS_05	$1,313,438	2017	$925,922	$2,033.69	418.6	$851,228.63	$74,693.06	$178.45
Sub Total	$1,313,438		$925,922	$2,033.69	418.6	$851,228.63	$74,693.06	$178.45
Road Construction (Development Infrastructure)								
DI_RO_01	$413,650	2024	$193,935	$640.48	418.6	$268,081.62	-$74,146.58	-$177.15
DI_RO_02a	$1,889,455	2020	$1,118,366	$2,925.58	418.6	$1,224,541.33	-$106,175.55	-$253.67
DI_RO_03b	$1,305,681	2020	$772,831	$2,021.68	418.6	$846,201.68	-$73,371.15	-$175.29
DI_RO_03c	$4,632,544	2024	$2,171,918	$7,172.90	418.6	$3,002,314.92	-$830,397.42	-$1,983.92
DI_RO_04	$1,111,599	2024	$521,161	$1,721.17	418.6	$720,419.13	-$199,258.09	-$476.05
DI_RO_05	$840,542	2024	$394,079	$1,301.47	418.6	$544,747.98	-$150,668.95	-$359.97
DI_RO_06a	$567,095	2018	$377,151	$878.07	418.6	$367,528.15	$9,622.66	$22.99
DI_RO_06b	$527,522	2018	$350,832	$816.80	418.6	$341,882.76	$8,949.28	$21.38
DI_RO_06c	$2,237,323	2021	$1,249,310	$3,464.21	418.6	$1,449,992.24	-$200,682.65	-$479.46
DI_RO_07a	$1,302,150	2017	$917,965	$2,016.21	418.6	$843,912.14	$74,052.50	$176.92
DI_RO_07b	$703,485	2013	$626,099	$1,089.26	418.6	$455,924.60	$170,174.77	$406.57
DI_RO_07c	$962,429	2021	$537,415	$1,490.20	418.6	$623,743.49	-$86,328.38	-$206.25
DI_RO_08a	$1,296,438	2020	$767,360	$2,007.37	418.6	$840,212.03	-$72,852.10	-$174.05
DI_RO_08b	$1,753,969	2021	$979,407	$2,715.79	418.6	$1,136,730.87	-$157,323.91	-$375.87
DI_RO_9a	$1,527,089	2017	$1,076,538	$2,364.50	418.6	$989,693.66	$86,844.06	$207.48
DI_RO_9b	$1,513,963	2024	$709,805	$2,344.18	418.6	$981,188.44	-$271,383.58	-$648.37
DI_RO_10b	$604,972	2024	$283,635	$936.72	418.6	$392,076.90	-$108,442.26	-$259.08
DI_RO_10c	$851,458	2024	$399,197	$1,318.37	418.6	$551,821.71	-$152,625.01	-$364.64
DI_RO_11a	$2,369,682	2020	$1,402,611	$3,669.15	418.6	$1,535,772.67	-$133,161.55	-$318.14
DI_RO_11b	$1,891,170	2020	$1,119,381	$2,928.23	418.6	$1,225,650.52	-$106,269.69	-$253.89

Item Code	Cost to MCA Area	Indicative Provision Year	Present Value Cost to MCA	Gross Levy Amount	Present Value of Demand Unit Stream	Present Value of Gross Levy Stream	Present Value Finance Requirement	Present Value Finance Requirement per Demand Unit
DI_RO_12	$950,351	2024	$445,562	$1,471.50	418.6	$615,916.35	-$170,354.52	-$407.00
DI_RO_13	$1,274,347	2024	$597,464	$1,973.16	418.6	$825,892.97	-$228,429.37	-$545.75
DI_RO_14	$1,039,294	2017	$732,661	$1,609.21	418.6	$673,556.75	$59,104.36	$141.21
DI_RO_15b	$969,682	2024	$454,625	$1,501.43	418.6	$628,443.96	-$173,819.13	-$415.28
DI_RO_16a	$2,015,437	2018	$1,340,380	$3,120.64	418.6	$1,306,186.34	$34,194.09	$81.69
DI_RO_16b	$1,858,838	2024	$871,496	$2,878.17	418.6	$1,204,697.23	-$333,201.32	-$796.06
DI_RO_18	$1,355,491	2024	$635,507	$2,098.80	418.6	$878,481.30	-$242,974.27	-$580.50
DI_RO_19a	$140,370	2017	$98,955	$217.34	418.6	$90,970.62	$7,984.45	$19.08
DI_RO_19b	$288,003	2017	$203,031	$445.94	418.6	$186,654.26	$16,376.36	$39.13
DI_RO_19c	$444,243	2014	$372,995	$687.85	418.6	$287,908.98	$85,086.18	$203.28
DI_RO_20	$1,356,297	2015	$1,074,314	$2,100.05	418.6	$879,004.51	$195,309.96	$466.62
DI_RO_21	$718,911	2024	$337,054	$1,113.14	418.6	$465,919.90	-$128,866.24	-$307.88
DI_RO_22	$108,026	2024	$50,647	$167.26	418.6	$70,008.95	-$19,362.19	-$46.26
DI_RO_23	$1,080,000	2014	$906,789	$1,672.24	418.6	$699,938.81	$206,850.02	$494.19
DI_RO_24	$675,000	2017	$475,848	$1,045.15	418.6	$437,461.76	$38,386.60	$91.71
DI_RO_25	$508,393	2018	$338,110	$787.18	418.6	$329,484.90	$8,625.56	$20.61
DI_RO_26	$350,443	2023	$174,160	$542.62	418.6	$227,120.99	-$52,961.49	-$126.53
DI_RO_27	$1,173,794	2014	$985,540	$1,817.47	418.6	$760,726.80	$224,813.32	$537.11
DI_RO_LA29a	$850,000	2020	$503,114	$1,316.12	418.6	$550,879.94	-$47,766.25	-$114.12
DI_RO_LA29b	$700,000	2016	$523,081	$1,083.86	418.6	$453,664.35	$69,416.37	$165.84
DI_RO_LA30a	$634,000	2020	$375,264	$981.67	418.6	$410,891.34	-$35,627.71	-$85.12
DI_RO_LA30b	$2,102,000	2023	$1,044,630	$3,254.68	418.6	$1,362,290.61	-$317,661.01	-$758.93
DI_RO_LA31a	$137,000	2023	$68,085	$212.13	418.6	$88,789.90	-$20,705.10	-$49.47
DI_RO_LA31b	$247,000	2023	$122,751	$382.45	418.6	$160,079.65	-$37,328.22	-$89.18
DI_RO_LA32	$677,000	2027	$266,499	$1,048.25	418.6	$438,759.30	-$172,260.77	-$411.55
DI_RO_LA33	$670,000	2023	$332,969	$1,037.41	418.6	$434,222.07	-$101,252.60	-$241.90
DI_RO_LA34	$385,600	2017	$271,833	$597.05	418.6	$249,903.40	$21,929.38	$52.39
DI_RO_LA35a	$387,100	2023	$192,377	$599.37	418.6	$250,874.47	-$58,497.63	-$139.76
DI_RO_LA35b	$616,000	2023	$306,133	$953.80	418.6	$399,225.97	-$93,092.84	-$222.41
DI_RO_LA38	$145,700	2027	$57,354	$225.60	418.6	$94,427.95	-$37,073.69	-$88.57
DI_RO_LA39	$2,318,300	2024	$1,086,910	$3,589.59	418.6	$1,502,471.75	-$415,562.24	-$992.83
DI_RO_LA40	$708,000	2014	$594,450	$1,096.25	418.6	$458,850.36	$135,600.09	$323.97
DI_RO_LA41	$640,000	2012	$603,774	$990.96	418.6	$414,779.80	$188,993.79	$451.53
DI_RO_LA42	$412,000	2012	$388,679	$637.93	418.6	$267,014.28	$121,664.97	$290.67
Sub Total	$56,238,838		$32,802,033	$87,078.61	418.6	$36,447,937.36	-$3,645,904.71	-$8,710.53
Traffic Management (Development Infrastructure)								
DI_TM_01	$1,244,096	2021	$694,697	$1,926.32	418.6	$806,287.45	-$111,590.77	-$266.60
DI_TM_02	$3,043,593	2018	$2,024,163	$4,712.61	418.6	$1,972,527.05	$51,635.81	$123.36
DI_TM_03	$3,759,606	2012	$3,546,798	$5,821.27	418.6	$2,436,571.79	$1,110,226.49	$2,652.47
DI_TM_04	$3,482,240	2019	$2,184,800	$5,391.80	418.6	$2,256,811.27	-$72,010.90	-$172.04
DI_TM_05	$2,134,095	2018	$1,419,295	$3,304.37	418.6	$1,383,089.04	$36,205.80	$86.50
DI_TM_06	$2,974,330	2012	$2,805,971	$4,605.37	418.6	$1,927,640.29	$878,331.08	$2,098.44
DI_TM_07	$4,021,306	2024	$1,885,345	$6,226.47	418.6	$2,606,173.76	-$720,828.67	-$1,722.15
DI_TM_08	$1,128,225	2021	$629,995	$1,746.91	418.6	$731,192.96	-$101,198.19	-$241.77
DI_TM_09	$2,299,241	2019	$1,442,572	$3,560.08	418.6	$1,490,119.94	-$47,547.57	-$113.60
DI_TM_10	$1,173,194	2012	$1,106,787	$1,816.54	418.6	$760,337.54	$346,449.33	$827.71
DI_TM_11	$515,577	2020	$305,169	$798.31	418.6	$334,143.52	-$28,974.06	-$69.22
DI_TM_12	$510,704	2024	$239,438	$790.76	418.6	$330,983.36	-$91,545.27	-$218.71
DI_TM_13	$521,990	2024	$244,729	$808.23	418.6	$338,295.67	-$93,566.52	-$223.54
DI_TM_14	$517,664	2024	$242,701	$801.54	418.6	$335,495.48	-$92,794.22	-$221.70
DI_TM_15	$590,238	2017	$416,094	$913.91	418.6	$382,529.47	$33,564.70	$80.19
DI_TM_16	$889,940	2012	$839,566	$1,377.96	418.6	$576,763.91	$262,801.90	$627.87
DI_TM_17	$611,066	2020	$361,689	$946.16	418.6	$396,028.15	-$34,338.93	-$82.04

Item Code	Cost to MCA Area	Indicative Provision Year	Present Value Cost to MCA	Gross Levy Amount	Present Value of Demand Unit Stream	Present Value of Gross Levy Stream	Present Value Finance Requirement	Present Value Finance Requirement per Demand Unit
DI_TM_18	$654,912	2023	$325,471	$1,014.05	418.6	$424,444.43	-$98,973.11	-$236.46
DI_TM_19	$3,903,711	2018	$2,596,191	$6,044.39	418.6	$2,529,961.70	$66,228.92	$158.23
DI_TM_20	$1,087,129	2012	$1,025,593	$1,683.28	418.6	$704,559.75	$321,033.35	$766.99
DI_TM_21	$4,297,554	2014	$3,608,309	$6,654.21	418.6	$2,785,210.16	$823,099.26	$1,966.49
DI_TM_LA22	$13,000	2020	$7,695	$20.13	418.6	$8,425.69	-$731.01	-$1.75
DI_TM_LA23	$427,000	2020	$252,741	$661.15	418.6	$276,733.33	-$23,992.69	-$57.32
DI_TM_LA24	$212,000	2012	$200,000	$328.25	418.6	$137,393.51	$62,606.50	$149.57
DI_TM_LA25	$415,000	2018	$275,999	$642.57	418.6	$268,956.42	$7,042.28	$16.82
DI_TM_LA26	$460,000	2012	$433,962	$712.25	418.6	$298,121.93	$135,840.33	$324.54
DI_TM_LA27	$503,000	2019	$315,588	$778.83	418.6	$325,989.90	-$10,401.48	-$24.85
DI_TM_LA28	$735,000	2018	$488,817	$1,138.05	418.6	$476,346.32	$12,470.66	$29.79
DI_TM_LA29	$68,000	2017	$47,937	$105.29	418.6	$44,070.56	$3,866.76	$9.24
DI_TM_LA30	$192,000	2017	$135,352	$297.29	418.6	$124,434.78	$10,917.64	$26.08
DI_TM_LA31	$1,739,000	2017	$1,225,926	$2,692.62	418.6	$1,127,032.75	$98,893.63	$236.27
Sub Total	$44,124,410		$31,329,393	$68,320.97	418.6	$28,596,671.84	$2,732,721.08	$6,528.81
Trail Network (Development Infrastructure)								
DI_TN_03	$215,670	2017	$152,039	$333.94	418.6	$139,775.13	$12,263.71	$29.30
DI_TN_04	$133,575	2019	$83,807	$206.82	418.6	$86,567.33	-$2,760.72	-$6.60
DI_TN_05	$133,575	2019	$83,807	$206.82	418.6	$86,567.33	-$2,760.72	-$6.60
DI_TN_06	$133,575	2015	$105,804	$206.82	418.6	$86,567.33	$19,236.58	$45.96
DI_TN_07a	$212,803	2019	$133,515	$329.50	418.6	$137,916.71	-$4,401.71	-$10.52
DI_TN_07b	$161,315	2022	$84,979	$249.78	418.6	$104,548.82	-$19,569.84	-$46.75
DI_TN_08a	$203,770	2019	$127,848	$315.51	418.6	$132,061.00	-$4,213.31	-$10.07
DI_TN_08b	$133,314	2016	$99,620	$206.42	418.6	$86,399.90	$13,219.85	$31.58
DI_TN_09	$89,956	2017	$63,416	$139.29	418.6	$58,301.73	$5,113.77	$12.22
DI_TN_10	$508,583	2024	$238,443	$787.47	418.6	$329,606.29	-$91,162.95	-$217.80
DI_TN_11	$1,895,038	2024	$888,468	$2,934.22	418.6	$1,228,157.72	-$339,689.86	-$811.56
Sub Total	$3,821,173		$2,061,744	$5,916.59	418.6	$2,476,469.27	-$414,725.18	-$990.84
Planning (Development Infrastructure)								
DI_PL_01a	$250,000	2012	$235,849	$387.09	418.6	$162,021.79	$73,827.27	$176.38
DI_PL_01b	$1,000,000	2020	$591,898	$1,548.37	418.6	$648,091.34	-$56,192.88	-$134.25
Sub Total	$1,250,000		$827,748	$1,935.46	418.6	$810,113.12	$17,634.40	$42.13

APPENDIX B INFRASTRUCTURE ITEM LOCATION MAPS

FIGURE 3 LOCATION OF COMMUNITY INFRASTRUCTURE ITEMS



FIGURE 4 LOCATION OF COMMUNITY FACILITES ITEMS



FIGURE 5 LOCATION OF OPEN SPACE ITEMS



FIGURE 6 LOCATION OF CONSTRUCTION ITEMS FOR ROADS



FIGURE 7 LOCATION OF LAND ACUISITION ITEMS FOR ROADS

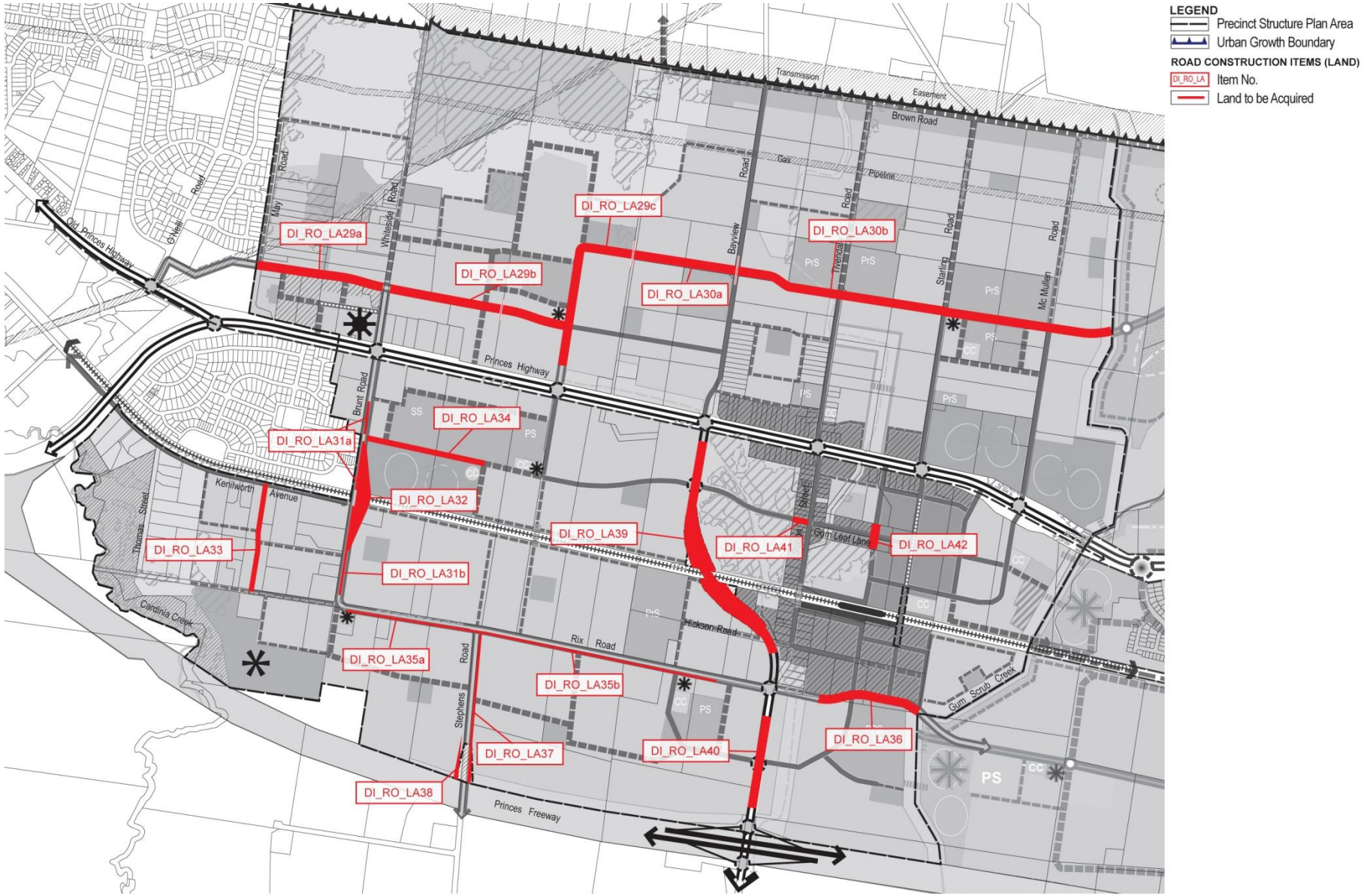


FIGURE 8 LOCATION OF TRANSPORT MANAGEMENT ITEMS

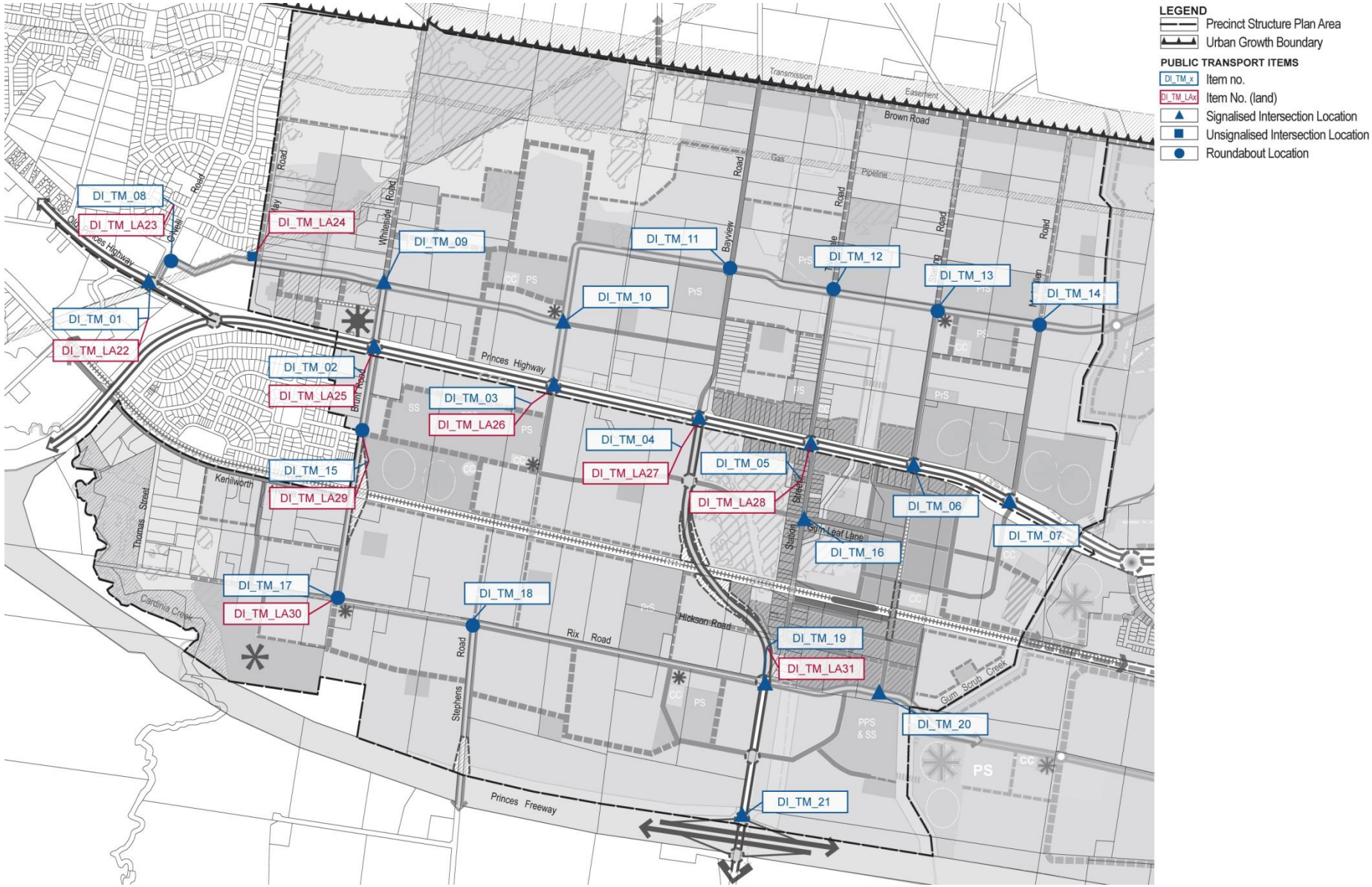


FIGURE 9 LOCATION OF TRAIL NETWORK ITEMS



APPENDIX C DCP PROJECT SHEETS

CI_CF_01a	Construction of a Community Facility - Library - Officer Town Centre					QUICK REFERENCE		
Project Description	Library located on the Central Integrated Community Infrastructure Site within Officer Town Centre.					CIL	CF	WORKS
Levy Type	Community	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	As Required	Cost Breakdown		Units	Rate	Cost		
Cost	$7,751,865	Library Facility - Building (m2)		1,750	$2,132	$3,731,000		
External	40%	Equipment & ancillary fitout costs (m2)		1,750	$337	$589,750		
Cost to MCA	$4,651,119	New Library materials (m2)		1,750	$1,011	$1,769,250		
Applies To	Standard	Car Park (spaces)		100	$3,165	$316,500		
Cell	Main Catchment Area							
Apportionment	60%							
Capital Cost	$4,651,119							
Demand Units	10,919	Design & Project Management (10% of construction cost)		$6,406,500	10%	$640,650		
Levy Amount	$425.97	Contingency (10%)		$7,047,150	10%	$704,715		
Cost Apportionment Method		Costing Justifcation	Costings based on information provided in Draft Casey-Cardinia Libraries 2030, 7 Sept 2005. CRDCP CI_CF_1 indexed at $2011. LL_SF Costings 080411.xls					
40% external apportionment to the Cardinia Road DCP area. Remaining 60% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.		Related Projects	DI_CF_LA07			Version	4.5	
						REF	1	

CI_CF_01b	Construction of a Community Facility - Library - Officer Town Centre					QUICK REFERENCE		
Project Description	Library located on the Central Integrated Community Infrastructure Site within Officer Town Centre (Additional components based on revised costs and U3A addition to Library).					CIL	CF	WORKS
Levy Type	Community	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	As Required	Cost Breakdown		Units	Rate	Cost		
Cost	$1,190,640	U3A Facility - Building (m2)		200	$2,700	$540,000		
External	40%	Equipment & ancillary fitout costs (m2)		200	$270	$54,000		
Cost to MCA	$714,384	Landscaping (allowance)		1	$240,000	$240,000		
Applies To	Standard	Headworks (allowance)		1	$150,000	$150,000		
Cell	Main Catchment Area							
Apportionment	60%							
Capital Cost	$714,384							
Demand Units	10,919	Design & Project Management (10% of construction cost)		$984,000	10%	$98,400		
Levy Amount	$65.43	Contingency (10%)		$1,082,400	10%	$108,240		
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_SF Costings 080411.xls					
40% external apportionment to the Cardinia Road DCP area. Remaining 60% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.		Related Projects	DI_CF_LA07			Version	4.5	
						REF	2	

CI_CF_02	Construction of a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space)					QUICK REFERENCE		
Project Description	Community Meeting Place to accommodate the needs for Senior Services as well as provide a Performing Arts Rehearsal Space.					CIL	CF	WORKS
Levy Type	Community	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	As Required	Cost Breakdown			Units	Rate	Cost	
Cost	$6,170,395	Community Meeting Place - Building (m2)			600	$3,200	$1,920,000	
External	0%	Performing Rehearsal Space - Building (m2)			650	$3,500	$2,275,000	
Cost to MCA	$6,170,395	Community Meeting Place fitout costs (m2)			600	$320	$192,000	
Applies To	Standard	Performing Rehearsal Space fitout costs (m2)			650	$350	$227,500	
		Playground ($50,000 allowance), Public Art ($50,000 allowance)			1	$100,000	$100,000	
Cell	Main Catchment Area	Landscaping (allowance)			1	$125,000	$125,000	
Apportionment	100%	Car Park (spaces)			50	$3,200	$160,000	
Capital Cost	$6,170,395	Headworks (allowance)			1	$100,000	$100,000	
Demand Units	10,919	Design & Project Management (10% of construction cost)			$5,099,500	10%	$509,950	
Levy Amount	$565.11	Contingency (10%)			$5,609,450	10%	$560,945	
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_SF Costings 080411.xls					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_LA12			Version	4.5	
						REF	3	

DI_CF_01	Construction of a Community Facility - Youth Facility located on the Central Integrated Community Infrastructure Site within Officer Town Centre.					QUICK REFERENCE		
Project Description	The youth centre will provide a dedicated space for young people in Officer and the neighbouring communities to participate in variety of activities and programs and access a range of support services.					DIL	CF	WORKS
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	2014	Cost Breakdown			Units	Rate	Cost	
Cost	$4,299,130	Youth Facility - Building (m2)			900	$3,200	$2,880,000	
External	40%	Youth Facility fitout costs (m2)			900	$320	$288,000	
Cost to MCA	$2,579,478	Car Park (spaces)			50	$3,200	$160,000	
Applies To	Standard	Landscaping (allowance)			1	$125,000	$125,000	
		Headworks (allowance)			1	$100,000	$100,000	
Cell	Main Catchment Area							
Apportionment	60%							
Capital Cost	$2,579,478							
Demand Units	632	Design & Project Management (10% of construction cost)			$3,553,000	10%	$355,300	
Levy Amount	$4,084.10	Contingency (10%)			$3,908,300	10%	$390,830	
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_SF Costings 080411.xls					
40% external apportionment. Remaining 60% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.		Related Projects	DI_CF_LA07			Version	4.5	
						REF	4	

DI_CF_02	Construction of a Community Facility - Children's Services - MCH & Double Kindergarten - within proximity of East-West Road A & North-South Road A.					QUICK REFERENCE		
Project Description	Community Facility - Children's Services - MCH & Double Kindergarten - within proximity of East-West Road A & North-South Road A.					DIL	CF	WORKS
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	2013	Cost Breakdown		Units	Rate	Cost		
Cost	$4,133,650	MCH & Double Kindergarten - Building (m2)		787	$3,200	$2,518,400		
External	0%	MCH & Double Kindergarten fitout costs (m2)		787	$320	$251,840		
Cost to MCA	$4,133,650	Car Park (spaces)		30	$3,200	$96,000		
Applies To	Standard	Landscaping (allowance)		1	$200,000	$200,000		
		Headworks (allowance)		1	$100,000	$100,000		
Cell	Main Catchment Area	Site allowance (undulating site)		1	$250,000	$250,000		
Apportionment	100%							
Capital Cost	$4,133,650							
Demand Units	632	Design & Project Management (10% of construction cost)		$3,416,240	10%	$341,624		
Levy Amount	$6,544.83	Contingency (10%)		$3,757,864	10%	$375,786		
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_SF Costings 080411.xls					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_LA08			Version	4.5	
						REF	5	

DI_CF_03	Construction of a Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of East-West Road A & Starling Road.					QUICK REFERENCE		
Project Description	Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of East-West Road A & Starling Road.					DIL	CF	WORKS
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	2019	Cost Breakdown		Units	Rate	Cost		
Cost	$5,241,720	MCH & Triple Kindergarten - Building (m2)		1,100	$3,200	$3,520,000		
External	0%	MCH & Triple Kindergarten fitout costs (m2)		1,100	$320	$352,000		
Cost to MCA	$5,241,720	Car Park (spaces)		50	$3,200	$160,000		
Applies To	Standard	Landscaping (allowance)		1	$200,000	$200,000		
		Headworks (allowance)		1	$100,000	$100,000		
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$5,241,720							
Demand Units	632	Design & Project Management (10% of construction cost)		$4,332,000	10%	$433,200		
Levy Amount	$8,299.24	Contingency (10%)		$4,765,200	10%	$476,520		
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_SF Costings 080411.xls					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_LA09			Version	4.5	
						REF	6	

DI_CF_04	Construction of a Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).					QUICK REFERENCE	
Project Description	Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).					DIL CF WORKS	
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.				
Category	Community Facilities						
Year	2021	Cost Breakdown		Units	Rate	Cost	
Cost	$3,831,150	MCH & Double Kindergarten - Building (m2)		787	$3,200	$2,518,400	
External	0%	MCH & Double Kindergarten fitout costs (m2)		787	$320	$251,840	
Cost to MCA	$3,831,150	Car Park (spaces)		30	$3,200	$96,000	
Applies To	Standard	Landscaping (allowance)		1	$200,000	$200,000	
		Headworks (allowance)		1	$100,000	$100,000	
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$3,831,150						
Demand Units	632	Design & Project Management (10% of construction cost)		$3,166,240	10%	$316,624	
Levy Amount	$6,065.88	Contingency (10%)		$3,482,864	10%	$348,286	
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_SF Costings 080411.xls				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_LA10			Version	4.5
						REF	7

DI_CF_05	Construction of a Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).					QUICK REFERENCE	
Project Description	Community Facility - Children's Services - MCH & Triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).					DIL CF WORKS	
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.				
Category	Community Facilities						
Year	2015	Cost Breakdown		Units	Rate	Cost	
Cost	$5,241,720	MCH & Triple Kindergarten - Building (m2)		1,100	$3,200	$3,520,000	
External	0%	MCH & triple kindergarten - fit out allowance (m2)		1,100	$320	$352,000	
Cost to MCA	$5,241,720	Car Park (spaces)		50	$3,200	$160,000	
Applies To	Standard	Landscaping (allowance)		1	$200,000	$200,000	
		Headworks (allowance)		1	$100,000	$100,000	
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$5,241,720						
Demand Units	632	Design & Project Management (10% of construction cost)		$4,332,000	10%	$433,200	
Levy Amount	$8,299.24	Contingency (10%)		$4,765,200	10%	$476,520	
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_SF Costings 080411.xls				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_LA11			Version	4.5
						REF	8

DI_CF_LA06	Purchase of Land for the Central Integrated Community Infrastructure Site. - to accommodate a Youth Facility, Library and Aquatic Centre.					QUICK REFERENCE		
Project Description	Officer Town Centre - east of Main Street (1.50 ha) (PSP Property No: 214 and PSP Property No: 216).					DIL	CF	LAND
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	As Required Under Future S173 Agreement	Cost Breakdown		Units	Rate	Cost		
Cost	$1,105,000	Assessment No: 5000001646 / PSP Property No: 214		10,100	$90	$909,000		
External	40%	Assessment No: 1701153500 / PSP Property No: 216		4,900	$40	$196,000		
Cost to MCA	$663,000							
Applies To	Standard							
Cell	Main Catchment Area							
Apportionment	60%							
Capital Cost	$663,000							
Demand Units	632							
Levy Amount	$1,049.73							
Cost Apportionment Method		Costing Justifcation	PSP Property Number 216: Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011) PSP Property Number 214: Based on costing of DI_LA_19 outlined in Cradinia Road Precinct DCP (2008)					
40% external apportionment (part of funds collected from CRDCP area). Remaining 60% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.		Related Projects	CI_CF_01a, CI_CF_01b, DI_CF_01				Version	4.5
							REF	9

DI_CF_LA07	Purchase of Land for a Community Facility - Children's Services - MCH & double Kindergarten - within proximity of East-West Road A & North-South Road A.					QUICK REFERENCE		
Project Description	Within proximity of East-West Road A & North-South Road A (0.4 ha) (PSP Property No: 152).					DIL	CF	LAND
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	As Required Under Future S173 Agreement	Cost Breakdown		Units	Rate	Cost		
Cost	$228,000	Assessment No: 1701153700 / PSP Property No: 217		4,000	$38	$152,000		
External	0%							
Cost to MCA	$228,000							
Applies To	Standard							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$228,000							
Demand Units	632							
Levy Amount	$360.99							
Cost Apportionment Method		Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_02				Version	4.5
							REF	10

DI_CF_LA08	Purchase of Land for a Community Facility - Children's Services - MCH & triple Kindergarten - within proximity of East-West Road A & Starling Road.	QUICK REFERENCE		
Project Description	Within proximity of East-West Road A & Starling Road (0.6 ha) PSP Property No: 262).	DIL	CF	LAND

Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.		
Category	Community Facilities				
Year	2019	Cost Breakdown		Units	Rate	Cost
Cost	$144,000	Assessment No: 1701101100 / PSP Property No: 152		6,000	$36	$216,000
External	0%					
Cost to MCA	$144,000					
Applies To	Standard					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$144,000					
Demand Units	632					
Levy Amount	$228.00					
Cost Apportionment Method		Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_03	Version	4.5	
				REF	11	

DI_CF_LA09	Purchase of Land for a Community Facility - Children's Services - MCH & Double Kindergarten - East-West Road C (Brunt Road area).	QUICK REFERENCE		
Project Description	East-West Road C (Brunt Road area) (0.4 ha) (PSP Property No: 181).	DIL	CF	LAND

Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.		
Category	Community Facilities				
Year	2021	Cost Breakdown		Units	Rate	Cost
Cost	$284,000	Assessment No: 1792950300 / PSP Property No: 262		4,000	$47	$189,333
External	0%					
Cost to MCA	$284,000					
Applies To	Standard					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$284,000					
Demand Units	632					
Levy Amount	$449.66					
Cost Apportionment Method		Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_04	Version	4.5	
				REF	12	

DI_CF_LA10	Purchase of Land for a Community Facility - Children's Services - MCH & triple Kindergarten - within proximity of Rix Road & Officer South Road (west of OTC).					QUICK REFERENCE		
Project Description	Within proximity of Rix Road & Officer South Road (west of OTC) (0.6 ha) (PSP Property No: 222).					DIL	CF	LAND
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	2015	Cost Breakdown		Units	Rate	Cost		
Cost	$203,000	Assessment No: 1701150550 / PSP Property No: 181		6,000	$51	$304,500		
External	0%							
Cost to MCA	$203,000							
Applies To	Standard							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$203,000							
Demand Units	632							
Levy Amount	$321.41							
Cost Apportionment Method		Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_05			Version	4.5	
						REF	13	

DI_CF_LA11	Purchase of Land for a Community Facility - Community Meeting Place (Senior Centre/Performing Arts Rehearsal Space).					QUICK REFERENCE		
Project Description	East of Officer Town Centre (0.6 ha) (PSP Property No: 217).					DIL	CF	LAND
Levy Type	Development	Strategic Justification	The project is required to provide adequate community facilities to the new community.					
Category	Community Facilities							
Year	As Required Under Future S173 Agreement	Cost Breakdown		Units	Rate	Cost		
Cost	$240,000	Assessment No: 5000004466 / PSP Property No: 222		6,000	$40	$240,000		
External	0%							
Cost to MCA	$240,000							
Applies To	Standard							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$240,000							
Demand Units	632							
Levy Amount	$379.99							
Cost Apportionment Method		Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_CF_02			Version	4.5	
						REF	14	

DI_OS_01a	Construction of a Sport & Recreation Reserve - (Brunt Road) (Stage 1)				
Project Description	District Sports Reserve includes a senior oval with coach boxes, lighting and fencing, internal roads/paths and car parking, services allowance, landscaping, street lighting and water harvesting.				
Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.		
Category	Open Space				
Year	2017	Cost Breakdown	Units	Rate	Cost
Cost	$4,438,280	Senior oval (synthetic) (1 @ $1,400,000), Fencing of oval (allow $80,000), Scoreboard (1 @ $20,000), Oval lighting (allow $180,000),			
External	0%	Coach boxes (2 @ $8,000)	1	$1,696,000	$1,696,000
Cost to MCA	$4,438,280	Cricket practice nets (2 @ $15,000)	1	$30,000	$30,000
Applies To	Standard	Internal roads (allow $350,000), Car parking (200 @ $3,000 per space), Internal paths (granitic) (1,000m @ $100 per m)	1	$1,050,000	$1,050,000
		Bench seating (6 @ $2,000), Council & directional signage (allow $20,000), Services (allow $400,000), Landscaping (allow $240,000),			
Cell	Main Catchment Area	Street lighting (allow $70,000), Water harvesting (allow $150,000)	1	$892,000	$892,000
Apportionment	100%				
Capital Cost	$4,438,280				
Demand Units	632	Design & Project Management (10% of construction cost)	$3,668,000	10%	$366,800
Levy Amount	$7,027.15	Contingency (10%)	$4,034,800	10%	$403,480
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_Reserve Costings for DCP.xls		
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_OS_1b, DI_OS_1c, DI_OS_LA07		

QUICK REFERENCE: DIL | OS | WORKS

Version 4.5

REF 15

DI_OS_01b	Construction of a Sport & Recreation Reserve - (Brunt Road) (Stage 2)				
Project Description	District Sports Reserve includes netball courts with lighting and shelters.				
Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.		
Category	Open Space				
Year	2018	Cost Breakdown	Units	Rate	Cost
Cost	$104,060	Netball courts (1 @ $45,000), Netball lighting (1 @ $25,000), Netball shelters (2 @ $8,000)	1	$86,000	$86,000
External	0%				
Cost to MCA	$104,060				
Applies To	Standard				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$104,060				
Demand Units	632	Design & Project Management (10% of construction cost)	$86,000	10%	$8,600
Levy Amount	$164.76	Contingency (10%)	$94,600	10%	$9,460
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_Reserve Costings for DCP.xls		
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_OS_1a, DI_OS_1c, DI_OS_LA07		

QUICK REFERENCE: DIL | OS | WORKS

Version 4.5

REF 16

DI_OS_02a	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 1)					QUICK REFERENCE: DIL / OS / WORKS
Project Description	District Sports Reserve includes a senior oval, netball courts with lighting and shelters, tennis courts with lighting, internal roads and carparking, seating, services allowance, street lighting and water harvesting.					
Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.			
Category	Open Space					
Year	2014	Cost Breakdown		Units	Rate	Cost
Cost	$2,401,850	Senior oval (1 @ $650,000), Scoreboard (1 @ $20,000), Coach boxes (2 @ $8,000)		1	$686,000	$686,000
External	0%	Netball court (2 @ $45,000), Netball lighting (2 @ $25,000), Netball shelters (4 @ $8,000)		1	$172,000	$172,000
Cost to MCA	$2,401,850	Tennis court with lighting (2 @ $62,500)		1	$125,000	$125,000
Applies To	Standard	Internal roads (allow $200,000), Car parking (200 @ $1,500 per space)		1	$500,000	$500,000
		Bench seating (6 @ $2,000), Council & directional signage (allow $20,000), Services (allow $250,000), Street lighting (allow $70,000),				
Cell	Main Catchment Area	Water harvesting (allow $150,000)		1	$502,000	$502,000
Apportionment	100%					
Capital Cost	$2,401,850					
Demand Units	632	Design & Project Management (10% of construction cost)		$1,985,000	10%	$198,500
Levy Amount	$3,802.86	Contingency (10%)		$2,183,500	10%	$218,350
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_Reserve Costings for DCP.xls			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_OS_2b, DI_OS_2c, DI_OS_LA08		Version	4.5
					REF	17

DI_OS_02b	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 2)					QUICK REFERENCE: DIL / OS / WORKS
Project Description	District Sports Reserve includes a family & children's area, internal paths and landscaping.					
Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.			
Category	Open Space					
Year	2020	Cost Breakdown		Units	Rate	Cost
Cost	$484,000	Family & Children's area		1	$250,000	$250,000
External	0%	Internal paths (granitic) (1,000m @ $100 per m)		1	$100,000	$100,000
Cost to MCA	$484,000	Landscaping (allow)		1	$50,000	$50,000
Applies To	Standard					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$484,000					
Demand Units	632	Design & Project Management (10% of construction cost)		$400,000	10%	$40,000
Levy Amount	$766.32	Contingency (10%)		$440,000	10%	$44,000
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_Reserve Costings for DCP.xls			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_OS_2a, DI_OS_2c, DI_OS_LA08		Version	4.5
					REF	18

DI_OS_02c	Construction of a Sport & Recreation Reserve - (Officer Recreation Reserve) (Stage 3)					QUICK REFERENCE: DIL / OS / WORKS
Project Description	District Sports Reserve includes Municipal Level Netball Courts, lighting shelters.					
Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.			
Category	Open Space					
Year	2025	Cost Breakdown		Units	Rate	Cost
Cost	$832,480	Netball courts (8 @ $45,000), Netball lighting (8 @ $25,000), Netball shelters (16 @ $8,000)		1	$688,000	$688,000
External	50%					
Cost to MCA	$416,240					
Applies To	Standard					
Cell	Main Catchment Area					
Apportionment	50%					
Capital Cost	$416,240					
Demand Units	632	Design & Project Management (10% of construction cost)		$688,000	10%	$68,800
Levy Amount	$659.04	Contingency (10%)		$756,800	10%	$75,680
Cost Apportionment Method		Costing Justifcation	Based on CCC costings - LL_Reserve Costings for DCP.xls			
50% external apportionment as this is a Municipal Level Pavilion. Remaining 50% apportioned evenly across DCP area. The item is likely to be used by residents of the OPSP and surrounding growth area.		Related Projects	DI_OS_2a, DI_OS_2b, DI_OS_LA08		Version	4.5
					REF	19

DI_OS_03a	Construction of a Sport & Recreation Reserve - (McMullen Road) (Stage 1)					QUICK REFERENCE: DIL / OS / WORKS
Project Description	District Sports Reserve includes soccer fields (inc synthetic surface) with lighting, shelter, scoreboards and fencing, internal roads and car parking, reserve fencing, bench seating, services allowance, street lighting and water harvesting.					
Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.			
Category	Open Space					
Year	2016	Cost Breakdown		Units	Rate	Cost
Cost	$5,793,480	Soccer Fields (2 @ $350,000), Soccer Fields (synthetic) (2 @ $800,000), Sports field lighting (4 @ $130,000)		1	$2,820,000	$2,820,000
External	0%	Coach boxes (8 @ $8,000), Scoreboard (4 @ $20,000), Fencing of playing fields (4 @ $120,000), Shelters (3 @ $12,000)		1	$660,000	$660,000
Cost to MCA	$5,793,480	Internal roads (granitic) (allow $200,000), Car parking (200 @ $1,500 per space)		1	$500,000	$500,000
Applies To	Standard	Reserve perimeter fencing (1,200m @ $100 per m), Bench seating (24 @ $2,000)		1	$168,000	$168,000
		Council & directional signage (allow $20,000), Services (allow $400,000), Street lighting (allow $70,000), Water harvesting (allow				
Cell	Main Catchment Area	$150,000)		1	$640,000	$640,000
Apportionment	100%					
Capital Cost	$5,793,480					
Demand Units	632	Design & Project Management (10% of construction cost)		$4,788,000	10%	$478,800
Levy Amount	$9,172.85	Contingency (10%)		$5,266,800	10%	$526,680
Cost Apportionment Method		Costing Justifcation	Based on CCC Dec10 costings (reported to SMT 071210). Revised April 2011.			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_OS_03b, DI_OS_LA09		Version	4.5
					REF	20

DI_OS_04a	Construction of a District Parkland - (Cardinia Creek Parklands) (Stage 1)	QUICK REFERENCE
Project Description	District Parkland includes passive open space activities. Stage 1 includes preliminaries and site preparation, earthworks and excavations, drainage, grassing, garden beds and walls/fences/barriers.	DIL OS WORKS

Levy Type	Development
Category	Open Space
Year	2022
Cost	$178,297
External	0%
Cost to MCA	$178,297
Applies To	Standard
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$178,297
Demand Units	632
Levy Amount	$282.30

Cost Apportionment Method

Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.

Strategic Justification: This project is required to provide adequate passive recreation facilities for the new community.

Cost Breakdown	Units	Rate	Cost
Preliminaries and Site Preparation	1	$32,000	$32,000
Earthworks and Excavation	1	$20,000	$20,000
Walls / Fences / Barriers	1	$33,600	$33,600
Grassing	1	$21,006	$21,006
Garden Beds	1	$21,493	$21,493
Drainage	1	$6,975	$6,975
Design & Project Management (10% of construction cost)	$135,073	10%	$13,507
Contingency (20%)	$148,581	20%	$29,716

Costing Justifcation: Based on costings provided by Smec Urban dated 28 January 2011 (ref: 0344L)

Related Projects: DI_OS_04b, DI_OS_LA10

Version 4.5

REF 21

DI_OS_04b	Construction of a District Parkland - (Cardinia Creek Parklands) (Stage 2)	QUICK REFERENCE
Project Description	District Parkland includes passive open space activities. Stage 2 includes concrete and pavement works, furniture and fittings (viewing platform, toilets, shelters), plantings, lighting and play equipment.	DIL OS WORKS

Levy Type	Development
Category	Open Space
Year	2025
Cost	$947,023
External	0%
Cost to MCA	$947,023
Applies To	Standard
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$947,023
Demand Units	632
Levy Amount	$1,499.43

Cost Apportionment Method

Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.

Strategic Justification: This project is required to provide adequate passive recreation facilities for the new community.

Cost Breakdown	Units	Rate	Cost
Concrete and Pavement Works	1	$253,250	$253,250
Furniture & Fittings (seats, BBQ, bike racks, bins, drinking fountain)	1	$103,250	$103,250
Viewing platforms, toilets & shelters	1	$127,500	$127,500
Planting (advanced trees, shrubs & ground cover)	1	$93,516	$93,516
Lighting	1	$79,926	$79,926
Play Equipment	1	$60,000	$60,000
Design & Project Management (10% of construction cost)	$717,442	10%	$71,744
Contingency (20%)	$789,186	20%	$157,837

Costing Justifcation: Based on costings provided by Smec Urban dated 28 January 2011 (ref: 0344L)

Related Projects: DI_OS_04a, DI_OS_LA10

Version 4.5

REF 22

DI_OS_05	Construction of an Urban Park						QUICK REFERENCE		
Project Description	Urban Park includes preliminaries and site preparation, earthworks and excavation, concrete and pavement works, walls/fences/barriers, furniture and fittings (seating, benches, bike racks, bins, drinking fountains, look out), water feature and public art, grassing, garden beds, planting, drainage, irrigation, lighting and play equipment.						DIL	OS	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide adequate recreation facilities for the new community within proximity of the Officer Town Centre.					
Category	Open Space (Urban Park)								
Year	2017		Cost Breakdown		Units	Rate	Cost		
Cost	$1,313,438		Preliminaries and Site Preparation / Earthworks and Excavation		1	$23,000	$23,000		
External	0%		Concrete and Pavement Works / Walls / Fences / Barriers		1	$525,730	$525,730		
Cost to MCA	$1,313,438		Furniture & Fittings (seats, benches, bike racks, bins, drinking fountain & circular seats)		1	$123,750	$123,750		
Applies To	Standard	Differential	Supply and install lookout / Supply and install water feature / Allowance for public art		1	$132,500	$132,500		
			Grassing / garden beds / planting		1	$78,799	$78,799		
Cell	Main Catchment Area		Drainage / Irrigation		1	$31,250	$31,250		
Apportionment	100%		Lighting		1	$30,000	$30,000		
Capital Cost	$1,313,438		Play Equipment		1	$50,000	$50,000		
Demand Units	646		Design & Project Management (10% of construction cost)		$995,029	10%	$99,503		
Levy Amount	$2,033.69		Contingency (20%)		$1,094,531	20%	$218,906		
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban dated 28 January 2011 (ref: 0344L)					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a			Version	4.5	
							REF	23	

DI_OS_06a	Construction of Local Park Improvements (Stage 1)						QUICK REFERENCE		
Project Description	Local Park Improvements, 3 in total.						DIL	OS	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide adequate local open space facilities for the new community.					
Category	Open Space								
Year	2014		Cost Breakdown		Units	Rate	Cost		
Cost	$281,778		Play/sport/fitness equipment (allow $84,171), softball (allow $2,806), edging (allow $5,611), fencing/child proof gate (allow $7,014),						
External	0%		shade structure (allow $16,834)		2	$116,437	$232,874		
Cost to MCA	$281,778								
Applies To	Standard								
Cell	Main Catchment Area								
Apportionment	100%								
Capital Cost	$281,778								
Demand Units	632		Design & Project Management (10% of construction cost)		$232,874	10%	$23,287		
Levy Amount	$446.14		Contingency (10%)		$256,162	10%	$25,616		
Cost Apportionment Method			Costing Justifcation	Based on indexed costings of Local Park Improvements outlined in the CRDCP(2008), indexed to $2011.					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a			Version	4.5	
							REF	24	

DI_OS_06b	Construction of Local Park Improvements (Stage 2)					QUICK REFERENCE
Project Description	Local Park Improvements, 4 in total.					DIL OS WORKS
Levy Type	Development	Strategic Justification	This project is required to provide adequate local open space facilities for the new community.			
Category	Open Space					
Year	2018	Cost Breakdown		Units	Rate	Cost
Cost	$563,555	Play/sport/fitness equipment (allow $84,171), softball (allow $2,806), edging (allow $5,611), fencing/child proof gate (allow $7,014),				
External	0%	shade structure (allow $16,834)		4	$116,437	$465,748
Cost to MCA	$563,555					
Applies To	Standard					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$563,555					
Demand Units	632	Design & Project Management (10% of construction cost)		$465,748	10%	$46,575
Levy Amount	$892.28	Contingency (10%)		$512,323	10%	$51,232
Cost Apportionment Method		Costing Justifcation	Based on indexed costings of Local Park Improvements outlined in the CRDCP(2008), indexed to $2011.			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	n/a		Version	4.5
					REF	25

DI_OS_06c	Construction of Local Park Improvements (Stage 3)					QUICK REFERENCE
Project Description	Local Park Improvements, 3 in total.					DIL OS WORKS
Levy Type	Development	Strategic Justification	This project is required to provide adequate local open space facilities for the new community.			
Category	Open Space					
Year	2022	Cost Breakdown		Units	Rate	Cost
Cost	$281,778	Play/sport/fitness equipment (allow $84,171), softball (allow $2,806), edging (allow $5,611), fencing/child proof gate (allow $7,014),				
External	0%	shade structure (allow $16,834)		2	$116,437	$232,874
Cost to MCA	$281,778					
Applies To	Standard					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$281,778					
Demand Units	632	Design & Project Management (10% of construction cost)		$232,874	10%	$23,287
Levy Amount	$446.14	Contingency (10%)		$256,162	10%	$25,616
Cost Apportionment Method		Costing Justifcation	Based on indexed costings of Local Park Improvements outlined in the CRDCP(2008), indexed to $2011.			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	n/a		Version	4.5
					REF	26

DI_OS_LA07	Purchase of land for Sport & Recreation Reserve - (Brunt Road).	QUICK REFERENCE		
Project Description	Brunt Road area (10.00 ha) (Property #42 and #180).	DIL	OS	LAND

Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.		
Category	Open Space				
Year	2016	Cost Breakdown	Units	Rate	Cost
Cost	$4,123,000	Assessment No: 1139550050 / PSP Property No: 42	55,600	$36	$2,025,000
External	0%	Assessment No: 1701150400 / PSP Property No: 180	45,600	$46	$2,098,000
Cost to MCA	$4,123,000				
Applies To	Standard				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$4,123,000				
Demand Units	632				
Levy Amount	$6,527.97				

Cost Apportionment Method	Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)	
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.	Related Projects	DI_OS_01a, DI_OS_01b, DI_OS_01c, DI_CF_06	Version 4.5 REF 27

DI_OS_LA08	Purchase of land for Sport & Recreation Reserve - (to form part of Officer Recreation Reserve).	QUICK REFERENCE		
Project Description	Starling Road (0.81 ha) (Property #98).	DIL	OS	LAND

Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.		
Category	Open Space				
Year	2016	Cost Breakdown	Units	Rate	Cost
Cost	$689,000	Assessment No: 1567900100 / PSP Property No: 98	8,100	$85	$689,000
External	0%				
Cost to MCA	$689,000				
Applies To	Standard				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$689,000				
Demand Units	632				
Levy Amount	$1,090.90				

Cost Apportionment Method	Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)	
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.	Related Projects	DI_OS_02a, DI_OS_02b, DI_OS_02c	Version 4.5 REF 28

DI_OS_LA09	Purchase of land for Sport & Recreation Reserve - (McMullen Road).					QUICK REFERENCE		
Project Description	McMullen Road (10 ha) (Property #103 and #104).					DIL	OS	LAND
Levy Type	Development	Strategic Justification	This project is required to provide adequate active recreation facilities for the new community.					
Category	Open Space							
Year	2015	Cost Breakdown		Units	Rate	Cost		
Cost	$4,228,000	Assessment No: 1567950090 / PSP Property No: 103		98,800	$43	$4,205,000		
External	0%	Assessment No: 1567950100 / PSP Property No: 104		1,200	$19	$23,000		
Cost to MCA	$4,228,000							
Applies To	Standard							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$4,228,000							
Demand Units	632							
Levy Amount	$6,694.22							
Cost Apportionment Method		Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_OS_03a, DI_OS_03b			Version	4.5	
						REF	29	

DI_OS_LA10	Purchase of land for District Parkland - (Cardinia Creek Parklands)					QUICK REFERENCE		
Project Description	Rix Road (11.54 ha) (Property #231).					DIL	OS	LAND
Levy Type	Development	Strategic Justification	This project is required to provide adequate passive recreation facilities for the new community.					
Category	Open Space							
Year	2014	Cost Breakdown		Units	Rate	Cost		
Cost	$3,441,000	Assessment No: 1733550200 / PSP Property No: 231		115,400	$30	$3,441,000		
External	0%							
Cost to MCA	$3,441,000							
Applies To	Standard							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$3,441,000							
Demand Units	632							
Levy Amount	$5,448.15							
Cost Apportionment Method		Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_OS_04a, DI_OS_04b			Version	4.5	
						REF	30	

DI_RO_01	Construction of East-West Road A second carriageway to a Connector Street Boulevard standard (Section 3).
Project Description	From intersection of O'Neil Road/East West Road A (outside OPSP) to intersection of May Road/East West Road A.

QUICK REFERENCE: DIL | RO | WORKS

Levy Type	Development
Category	Road Construction
Year	2024
Cost	$413,650
External	0%
Cost to MCA	$413,650
Applies To	Standard / Differential
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$413,650
Demand Units	646
Levy Amount	$640.48

Cost Apportionment Method

Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in			
Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.	1	$330,920	$330,920
Design & Project Management (10% of construction cost)	$330,920	10%	$33,092
Contingency (15% of construction cost)	$330,920	15%	$49,638

Costing Justifcation: Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_01)

Related Projects: Land component of road is not funded through the ODCP. Land to be provided via S173 with Developer.

Version 4.5
REF 31

DI_RO_02a	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).
Project Description	From intersection of May Road/East West Road A to Whiteside Road/East West Road A intersection.

QUICK REFERENCE: DIL | RO | WORKS

Levy Type	Development
Category	Road Construction
Year	2020
Cost	$1,889,455
External	0%
Cost to MCA	$1,889,455
Applies To	Standard / Differential
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$1,889,455
Demand Units	646
Levy Amount	$2,925.58

Cost Apportionment Method

Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in			
Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.	1	$1,511,564	$1,511,564
Design & Project Management (10% of construction cost)	$1,511,564	10%	$151,156
Contingency (15% of construction cost)	$1,511,564	15%	$226,735

Costing Justifcation: Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_02a)

Related Projects: DI_RO_LA29a

Version 4.5
REF 32

DI_RO_02b	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From intersection of Whiteside Road/East West Road A to Property # 152.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost	
Cost	$1,092,946		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$874,356	$874,356	
Cost to MCA	$1,092,946							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$1,092,946							
Demand Units	646		Design & Project Management (10% of construction cost)		$874,356	10%	$87,436	
Levy Amount	$1,692.29		Contingency (15% of construction cost)		$874,356	15%	$131,153	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_02b)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA29b		Version	4.5	
						REF	33	

DI_RO_02c	Construction of East-West Road A to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	Within Property # 152 to intersection of East-West Road A/North-South Road A.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost	
Cost	$659,144		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$527,315	$527,315	
Cost to MCA	$659,144							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$659,144							
Demand Units	646		Design & Project Management (10% of construction cost)		$527,315	10%	$52,731	
Levy Amount	$1,020.60		Contingency (15% of construction cost)		$527,315	15%	$79,097	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_02c)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA29c		Version	4.5	
						REF	34	

DI_RO_03a	Construction of North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE
Project Description	From intersection of East-West Road A/North-South Road A. within Property # 152.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost
Cost	$1,665,911		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,332,728	$1,332,728
Cost to MCA	$1,665,911						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,665,911						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,332,728	10%	$133,273
Levy Amount	$2,579.45		Contingency (15% of construction cost)		$1,332,728	15%	$199,909
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_03a)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA29c		Version	4.5
						REF	35

DI_RO_03b	Construction of East-West Road B to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE
Project Description	From Property # 152 to intersection of Bayview Road/East West Road B.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2020		Cost Breakdown		Units	Rate	Cost
Cost	$1,305,681		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,044,545	$1,044,545
Cost to MCA	$1,305,681						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,305,681						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,044,545	10%	$104,454
Levy Amount	$2,021.68		Contingency (15% of construction cost)		$1,044,545	15%	$156,682
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_03b)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA30a		Version	4.5
						REF	36

DI_RO_03c	Construction of East-West Road B to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From intersection of Bayview Road/East West Road B to Gum Scrub Creek (minus intersections with Tivendale Road, Starling Road and McMullen Road).					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2024		Cost Breakdown		Units	Rate	Cost	
Cost	$4,632,544		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$3,706,035	$3,706,035	
Cost to MCA	$4,632,544							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$4,632,544							
Demand Units	646		Design & Project Management (10% of construction cost)		$3,706,035	10%	$370,604	
Levy Amount	$7,172.90		Contingency (15% of construction cost)		$3,706,035	15%	$555,905	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_03c)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA30b			Version	4.5
							REF	37

DI_RO_04	Construction of May Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).					QUICK REFERENCE		
Project Description	From intersection with East West Road A for the entire length of May Road.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2024		Cost Breakdown		Units	Rate	Cost	
Cost	$1,111,599		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$889,279	$889,279	
Cost to MCA	$1,111,599							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$1,111,599							
Demand Units	646		Design & Project Management (10% of construction cost)		$889,279	10%	$88,928	
Levy Amount	$1,721.17		Contingency (15% of construction cost)		$889,279	15%	$133,392	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_04)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.			Version	4.5
							REF	38

DI_RO_05	Construction of Whiteside Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).					QUICK REFERENCE	
Project Description	From intersection with East West Road A for the entire length of Whiteside Road.					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$840,542		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$672,434	$672,434
Cost to MCA	$840,542						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$840,542						
Demand Units	646		Design & Project Management (10% of construction cost)		$672,434	10%	$67,243
Levy Amount	$1,301.47		Contingency (15% of construction cost)		$672,434	15%	$100,865
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_05)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5
						REF	39

DI_RO_06a	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).					QUICK REFERENCE	
Project Description	From intersection of Princes Highway/Bayview Road to the southern boundary of St Brigid's Primary School (Property #4).					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2018		Cost Breakdown		Units	Rate	Cost
Cost	$567,095		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$453,676	$453,676
Cost to MCA	$567,095						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$567,095						
Demand Units	646		Design & Project Management (10% of construction cost)		$453,676	10%	$45,368
Levy Amount	$878.07		Contingency (15% of construction cost)		$453,676	15%	$68,051
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_06a)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5
						REF	40

DI_RO_06b	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 2 (Section 4b).					QUICK REFERENCE		
Project Description	Along eastern boundary of St Brigid's Primary School (Property #4) to the intersection of Bayview Road/East West Road B.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2018		Cost Breakdown		Units	Rate	Cost	
Cost	$527,522		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$422,017	$422,017	
Cost to MCA	$527,522							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$527,522							
Demand Units	646		Design & Project Management (10% of construction cost)		$422,017	10%	$42,202	
Levy Amount	$816.80		Contingency (15% of construction cost)		$422,017	15%	$63,303	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_06b)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5	
						REF	41	

DI_RO_06c	Construction of Bayview Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).					QUICK REFERENCE		
Project Description	From the intersection with East West Road B to the centreline of Brown Road.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2021		Cost Breakdown		Units	Rate	Cost	
Cost	$2,237,323		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,789,859	$1,789,859	
Cost to MCA	$2,237,323							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$2,237,323							
Demand Units	646		Design & Project Management (10% of construction cost)		$1,789,859	10%	$178,986	
Levy Amount	$3,464.21		Contingency (15% of construction cost)		$1,789,859	15%	$268,479	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_06c)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5	
						REF	42	

DI_RO_07a	Construction of Tivendale Road upgrade to a Connector Street - Constrained Type 2 (Section 4b).					QUICK REFERENCE
Project Description	From intersection of Princes Highway/Tivendale Road to intersection with East West Road B.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2017		Cost Breakdown		Units	Rate	Cost
Cost	$1,302,150		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,041,720	$1,041,720
Cost to MCA	$1,302,150						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,302,150						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,041,720	10%	$104,172
Levy Amount	$2,016.21		Contingency (15% of construction cost)		$1,041,720	15%	$156,258
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_07a)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5
						REF	43

DI_RO_07b	Construction of Tivendale Road upgrade to an Access Street - Level 2 Constrained Type 2 (Section 5d).					QUICK REFERENCE
Project Description	From intersection with East West Road B to the Access Street located on Property #339.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2013		Cost Breakdown		Units	Rate	Cost
Cost	$703,485		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$562,788	$562,788
Cost to MCA	$703,485						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$703,485						
Demand Units	646		Design & Project Management (10% of construction cost)		$562,788	10%	$56,279
Levy Amount	$1,089.26		Contingency (15% of construction cost)		$562,788	15%	$84,418
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_07b)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5
						REF	44

DI_RO_07c	Construction of Tivendale Road upgrade to an Access Street - Level 2 Constrained Type 3 (Section 5e).					QUICK REFERENCE
Project Description	From the Access Street located on Property #339 to the centreline of Brown Road.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2021		Cost Breakdown		Units	Rate	Cost
Cost	$962,429		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$769,943	$769,943
Cost to MCA	$962,429						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$962,429						
Demand Units	646		Design & Project Management (10% of construction cost)		$769,943	10%	$76,994
Levy Amount	$1,490.20		Contingency (15% of construction cost)		$769,943	15%	$115,491
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_07c)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5
						REF	45

DI_RO_08a	Construction of Starling Road upgrade to a Connector Street - Constrained Type 1 (Section 4a).					QUICK REFERENCE
Project Description	From intersection of Princes Highway/Starling Road to intersection with East West Road B.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2020		Cost Breakdown		Units	Rate	Cost
Cost	$1,296,438		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,037,151	$1,037,151
Cost to MCA	$1,296,438						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,296,438						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,037,151	10%	$103,715
Levy Amount	$2,007.37		Contingency (15% of construction cost)		$1,037,151	15%	$155,573
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_8a)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. Developer to provide the 2.5m path from the adjoining property without land component being acquired (Planning Permit Condition). Therefore the 22.5m profile fits in the 20m reserve.		Version	4.5
						REF	46

DI_RO_08b	Construction of Starling Road upgrade to an Access Street - Level 2 Constrained Type 1 (Section 5c).					QUICK REFERENCE
Project Description	From intersection with East West Road B to the centreline of Brown Road.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2021		Cost Breakdown		Units	Rate	Cost
Cost	$1,753,969		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,403,175	$1,403,175
Cost to MCA	$1,753,969						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,753,969						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,403,175	10%	$140,317
Levy Amount	$2,715.79		Contingency (15% of construction cost)		$1,403,175	15%	$210,476
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_8b)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5
						REF	47

DI_RO_9a	Construction of McMullen Road upgrade to Connector Street - Constrained Type 1 (Section 4a).					QUICK REFERENCE
Project Description	From intersection of Princes Highway/McMullen Road to intersection with East West Road B.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2017		Cost Breakdown		Units	Rate	Cost
Cost	$1,527,089		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,221,671	$1,221,671
Cost to MCA	$1,527,089						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,527,089						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,221,671	10%	$122,167
Levy Amount	$2,364.50		Contingency (15% of construction cost)		$1,221,671	15%	$183,251
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_9a)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5
						REF	48

DI_RO_9b	Construction of McMullen Road upgrade to an Access Street - Level 1 Rural Style Road (Section 6a).					QUICK REFERENCE		
Project Description	From intersection with East West Road B to the centreline of Brown Road.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2024		Cost Breakdown		Units	Rate	Cost	
Cost	$1,513,963		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,211,170	$1,211,170	
Cost to MCA	$1,513,963							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$1,513,963							
Demand Units	646		Design & Project Management (10% of construction cost)		$1,211,170	10%	$121,117	
Levy Amount	$2,344.18		Contingency (15% of construction cost)		$1,211,170	15%	$181,676	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_9b)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5	
						REF	49	

DI_RO_10a	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	First carriageway from Railway Reserve to intersection of Rix Road/Brunt Road.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost	
Cost	$786,235		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$628,988	$628,988	
Cost to MCA	$786,235							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$786,235							
Demand Units	646		Design & Project Management (10% of construction cost)		$628,988	10%	$62,899	
Levy Amount	$1,217.38		Contingency (15% of construction cost)		$628,988	15%	$94,348	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_10a)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section. DI_RO_10c, DI_RO_LA31b.		Version	4.5	
						REF	50	

DI_RO_10b	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE
Project Description	Second carriageway from intersection of Princes Highway/Brunt Road to Railway Reserve.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$604,972		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$483,978	$483,978
Cost to MCA	$604,972						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$604,972						
Demand Units	646		Design & Project Management (10% of construction cost)		$483,978	10%	$48,398
Levy Amount	$936.72		Contingency (15% of construction cost)		$483,978	15%	$72,597
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_10b)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA31a		Version	4.5
						REF	51

DI_RO_10c	Construction of Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE
Project Description	Second carriageway from Railway Reserve intersection of Brunt Road/Rix Road.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$851,458		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$681,166	$681,166
Cost to MCA	$851,458						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$851,458						
Demand Units	646		Design & Project Management (10% of construction cost)		$681,166	10%	$68,117
Levy Amount	$1,318.37		Contingency (15% of construction cost)		$681,166	15%	$102,175
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_10c)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_10a, DI_RO_LA31b		Version	4.5
						REF	52

DI_RO_11a	Construction of Kenilworth Avenue upgrade to a Connector Street - Constrained Type 3 (Section 4c).					QUICK REFERENCE
Project Description	From Brunt Road to OPSP boundary.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2020		Cost Breakdown	Units	Rate	Cost
Cost	$2,369,682		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in			
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.	1	$1,895,746	$1,895,746
Cost to MCA	$2,369,682					
Applies To	Standard	Differential				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$2,369,682					
Demand Units	646		Design & Project Management (10% of construction cost)	$1,895,746	10%	$189,575
Levy Amount	$3,669.15		Contingency (15% of construction cost)	$1,895,746	15%	$284,362
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_11a)		
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section. DI_RO_11b	Version	4.5
					REF	53

DI_RO_11b	Construction of Kenilworth Avenue upgrade to a Connector Street - Constrained Type 3 (Section 4c).					QUICK REFERENCE
Project Description	From OPSP boundary to existing road pavement (a length of 903 m).					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2020		Cost Breakdown	Units	Rate	Cost
Cost	$1,891,170		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in			
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.	1	$1,512,936	$1,512,936
Cost to MCA	$1,891,170					
Applies To	Standard	Differential				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$1,891,170					
Demand Units	646		Design & Project Management (10% of construction cost)	$1,512,936	10%	$151,294
Levy Amount	$2,928.23		Contingency (15% of construction cost)	$1,512,936	15%	$226,940
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_11b)		
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section. DI_RO_11a	Version	4.5
					REF	54

DI_RO_12	Construction of Rix Road extension upgrade to a Connector Street - Constrained Type 1 (Section 4a).					QUICK REFERENCE
Project Description	From intersection of Brunt Road/Rix Road to the new North-South Connector Street - Constrained Type 1 (Section 4a).					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$950,351		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$760,281	$760,281
Cost to MCA	$950,351						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$950,351						
Demand Units	646		Design & Project Management (10% of construction cost)		$760,281	10%	$76,028
Levy Amount	$1,471.50		Contingency (15% of construction cost)		$760,281	15%	$114,042
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_12)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. Developer to provide the 2.5m path from the adjoining property without land component being acquired (Planning Permit Condition). Therefore the 22.5m profile fits in the 20m reserve.		Version	4.5
						REF	55

DI_RO_13	Construction of Rix Road extension as a North-South Connector Street - Constrained Type 1 (Section 4a).					QUICK REFERENCE
Project Description	From Rix Road extension to Kenilworth Avenue.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$1,274,347		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,019,478	$1,019,478
Cost to MCA	$1,274,347						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,274,347						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,019,478	10%	$101,948
Levy Amount	$1,973.16		Contingency (15% of construction cost)		$1,019,478	15%	$152,922
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_13)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA33		Version	4.5
						REF	56

DI_RO_14	Construction of East-West Road C to a Access Street - Level 2 (Section 5).					QUICK REFERENCE	
Project Description	From intersection of Brunt Road/East-West Road C to edge of Recreation Reserve.					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2017		Cost Breakdown		Units	Rate	Cost
Cost	$1,039,294		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$831,435	$831,435
Cost to MCA	$1,039,294						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,039,294						
Demand Units	646		Design & Project Management (10% of construction cost)		$831,435	10%	$83,144
Levy Amount	$1,609.21		Contingency (15% of construction cost)		$831,435	15%	$124,715
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_14)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA34		Version	4.5
						REF	57

DI_RO_15a	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE	
Project Description	First carriageway from intersection of Brunt Road/Rix Road to intersection of Stephens Road/Rix Road.					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost
Cost	$1,050,533		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$840,426	$840,426
Cost to MCA	$1,050,533						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,050,533						
Demand Units	646		Design & Project Management (10% of construction cost)		$840,426	10%	$84,043
Levy Amount	$1,626.61		Contingency (15% of construction cost)		$840,426	15%	$126,064
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_15a)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section. DI_RO_15b, DI_ROLA35a.		Version	4.5
						REF	58

DI_RO_15b	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE
Project Description	Second carriageway from intersection of Brunt Road/Rix Road to intersection of Stephens Road/Rix Road.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2024		Cost Breakdown	Units	Rate	Cost
Cost	$969,682		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in			
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.	1	$775,746	$775,746
Cost to MCA	$969,682					
Applies To	Standard	Differential				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$969,682					
Demand Units	646		Design & Project Management (10% of construction cost)	$775,746	10%	$77,575
Levy Amount	$1,501.43		Contingency (15% of construction cost)	$775,746	15%	$116,362
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_15b)		
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA15a, DI_RO_LA35a	Version	4.5
					REF	59

DI_RO_16a	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE
Project Description	First carriageway from intersection of intersection of Stephens Road/Rix Road to intersection of Officer South Road/Rix Road.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2018		Cost Breakdown	Units	Rate	Cost
Cost	$2,015,437		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in			
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.	1	$1,612,349	$1,612,349
Cost to MCA	$2,015,437					
Applies To	Standard	Differential				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$2,015,437					
Demand Units	646		Design & Project Management (10% of construction cost)	$1,612,349	10%	$161,235
Levy Amount	$3,120.64		Contingency (15% of construction cost)	$1,612,349	15%	$241,852
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_16a)		
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section. DI_RO_16b, DI_RO_LA35b.	Version	4.5
					REF	60

DI_RO_16b	Construction of Rix Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	Second carriageway from intersection of intersection of Stephens Road/Rix Road to intersection of Officer South Road/Rix Road.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2024		Cost Breakdown		Units	Rate	Cost	
Cost	$1,858,838		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,487,071	$1,487,071	
Cost to MCA	$1,858,838							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$1,858,838							
Demand Units	646		Design & Project Management (10% of construction cost)		$1,487,071	10%	$148,707	
Levy Amount	$2,878.17		Contingency (15% of construction cost)		$1,487,071	15%	$223,061	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_16b)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_16a, DI_RO_LA35b		Version	4.5	
						REF	61	

DI_RO_17	Construction of Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).					QUICK REFERENCE		
Project Description	From intersection of Officer South Road/Rix Road to Gum Scrub Creek (excluding intersection of Bridge Road/Town Centre Road).					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost	
Cost	$982,570		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$786,056	$786,056	
Cost to MCA	$982,570							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$982,570							
Demand Units	646		Design & Project Management (10% of construction cost)		$786,056	10%	$78,606	
Levy Amount	$1,521.38		Contingency (15% of construction cost)		$786,056	15%	$117,908	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_17)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. Land to be provided via S173 with Developer. DI_RO_25, DI_RO_LA36.		Version	4.5	
						REF	62	

DI_RO_18	Construction of Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE	
Project Description	From intersection of Rix Road/Stephens Road to the overpass.					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$1,355,491		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,084,393	$1,084,393
Cost to MCA	$1,355,491						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,355,491						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,084,393	10%	$108,439
Levy Amount	$2,098.80		Contingency (15% of construction cost)		$1,084,393	15%	$162,659
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_18)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. Land to be provided via S173 with Developer.		Version	4.5
						REF	63

DI_RO_19a	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).					QUICK REFERENCE	
Project Description	From intersection of Princes Highway/Station Street to intersection of Station Street/Gum Leaf Lane.					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2017		Cost Breakdown		Units	Rate	Cost
Cost	$140,370		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$112,296	$112,296
Cost to MCA	$140,370						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$140,370						
Demand Units	646		Design & Project Management (10% of construction cost)		$112,296	10%	$11,230
Levy Amount	$217.34		Contingency (15% of construction cost)		$112,296	15%	$16,844
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_19a)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section. DI_RO_19b, DI_RO_19c, DI_RO_23.		Version	4.5
						REF	64

DI_RO_19b	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).					QUICK REFERENCE	
Project Description	From intersection of Station Street/Gum Leaf Lane to railway reservation.					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2017		Cost Breakdown		Units	Rate	Cost
Cost	$288,003		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$230,402	$230,402
Cost to MCA	$288,003						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$288,003						
Demand Units	646		Design & Project Management (10% of construction cost)		$230,402	10%	$23,040
Levy Amount	$445.94		Contingency (15% of construction cost)		$230,402	15%	$34,560
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_19b)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section. DI_RO_19a, DI_RO_19c, DI_RO_23.		Version	4.5
						REF	65

DI_RO_19c	Construction of Station Street upgrade to a Connector Street - Constrained Type 2 (Section M3b).					QUICK REFERENCE	
Project Description	From railway reservation to intersection of Hickson Road..					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2014		Cost Breakdown		Units	Rate	Cost
Cost	$444,243		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$355,395	$355,395
Cost to MCA	$444,243						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$444,243						
Demand Units	646		Design & Project Management (10% of construction cost)		$355,395	10%	$35,539
Levy Amount	$687.85		Contingency (15% of construction cost)		$355,395	15%	$53,309
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_19c)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section. DI_RO_19a, DI_RO_19b, DI_RO_23.		Version	4.5
						REF	66

DI_RO_20	Construction of East-West Road D (Gum Leaf Lane extension) to a Connector Street - Constrained Type 4 (Section 4d).					QUICK REFERENCE	
Project Description	From intersection of North South Arterial Road/Gum Leaf Lane extension to intersection of Station Street/Gum Leaf.					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2015		Cost Breakdown		Units	Rate	Cost
Cost	$1,356,297		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,085,038	$1,085,038
Cost to MCA	$1,356,297						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,356,297						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,085,038	10%	$108,504
Levy Amount	$2,100.05		Contingency (15% of construction cost)		$1,085,038	15%	$162,756
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_20)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of majority of road is not funded through the ODCP. Land to be provided via S173 with Developer for property #188. DI_RO_LA41.		Version	4.5
						REF	67

DI_RO_21	Construction of Laneway - Commercial Access at the rear of Peripheral Commercial (North of Princes Highway) (Section M6a).					QUICK REFERENCE	
Project Description	From Bayview Road to Tivendale Road.					DIL RO WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Category	Road Construction						
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$718,911		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$575,129	$575,129
Cost to MCA	$718,911						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$718,911						
Demand Units	646		Design & Project Management (10% of construction cost)		$575,129	10%	$57,513
Levy Amount	$1,113.14		Contingency (15% of construction cost)		$575,129	15%	$86,269
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_21)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. The existing road reserve can accommodate the proposed road cross section.		Version	4.5
						REF	68

DI_RO_22	Construction of Laneway - Commercial Access south of Officer Town Hall (North of Princes Highway) (Section M6a).					QUICK REFERENCE		
Project Description	From intersection of Princes Highway/Tivendale Road for the length of property #340.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2024		Cost Breakdown		Units	Rate	Cost	
Cost	$108,026		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$86,421	$86,421	
Cost to MCA	$108,026							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$108,026							
Demand Units	646		Design & Project Management (10% of construction cost)		$86,421	10%	$8,642	
Levy Amount	$167.26		Contingency (15% of construction cost)		$86,421	15%	$12,963	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_22)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP.		Version	4.5	
						REF	69	

DI_RO_23	Construction of Station Street safety upgrade of at-grade rail crossing.					QUICK REFERENCE		
Project Description	Station Street at-grade rail crossing.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2014		Cost Breakdown		Units	Rate	Cost	
Cost	$1,080,000		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$800,000	$800,000	
Cost to MCA	$1,080,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$1,080,000							
Demand Units	646		Design & Project Management (10% of construction cost)		$800,000	10%	$80,000	
Levy Amount	$1,672.24		Contingency (25% of construction cost)		$800,000	25%	$200,000	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_23)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a		Version	4.5	
						REF	70	

DI_RO_24	Construction of Brunt Road safety upgrade of at-grade rail crossing.					QUICK REFERENCE
Project Description	Brunt Road at-grade rail crossing.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2017		Cost Breakdown		Units	Rate	Cost
Cost	$675,000		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$500,000	$500,000
Cost to MCA	$675,000						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$675,000						
Demand Units	646		Design & Project Management (10% of construction cost)		$500,000	10%	$50,000
Levy Amount	$1,045.15		Contingency (25% of construction cost)		$500,000	25%	$125,000
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_24)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a		Version	4.5
						REF	71

DI_RO_25	Construction of Bridge Road (Rix Road extension) Road Bridge over Gum Scrub Creek.					QUICK REFERENCE
Project Description	Road bridge to a LAR (Divided) Standard (as per CRPSP). CRDCP Item #DI_RO_9b.					DIL RO WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Road Construction					
Year	2018		Cost Breakdown		Units	Rate	Cost
Cost	$1,016,786		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in				
External	50%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$753,175	$753,175
Cost to MCA	$508,393						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	50%						
Capital Cost	$508,393						
Demand Units	646		Design & Project Management (10% of construction cost)		$753,175	10%	$75,318
Levy Amount	$787.18		Contingency (25% of construction cost)		$753,175	25%	$188,294
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_25)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. Land to be provided via S173 with Developer. DI_RO_17.		Version	4.5
						REF	72

DI_RO_26	Construction of Officer Town Centre Road over Gum Scrub Creek.					QUICK REFERENCE		
Project Description	Road bridge to a LAR (Divided) Standard (as per CRPSP). CRDCP Item #DI_RO_9a.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2023		Cost Breakdown		Units	Rate	Cost	
Cost	$700,886		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	50%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$519,175	$519,175	
Cost to MCA	$350,443							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	50%							
Capital Cost	$350,443							
Demand Units	646		Design & Project Management (10% of construction cost)		$519,175	10%	$51,918	
Levy Amount	$542.62		Contingency (25% of construction cost)		$519,175	25%	$129,794	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_26)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of road is not funded through the ODCP. Land to be provided via S173 with Developer.			Version	4.5
							REF	73

DI_RO_27	Construction of Officer South Road upgrade to an Arterial Road: Future VicRoads Declared Road (4 lanes) (Section 1a).					QUICK REFERENCE		
Project Description	From intersection of Officer South Road/Rix Road to intersection of Officer South Road/Princes Freeway.					DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2014		Cost Breakdown		Units	Rate	Cost	
Cost	$1,173,794		Site establishment, road construction, line marking, environmental management, traffic management, landscaping & lighting. Outlined in					
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$939,035	$939,035	
Cost to MCA	$1,173,794							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$1,173,794							
Demand Units	646		Design & Project Management (10% of construction cost)		$939,035	10%	$93,904	
Levy Amount	$1,817.47		Contingency (15% of construction cost)		$939,035	15%	$140,855	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_27)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_LA40			Version	4.5
							REF	74

DI_RO_28	Construction of Main Street Railway Underpass					QUICK REFERENCE		
Project Description						DIL	RO	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost	
Cost	$16,273,660		Site establishment, bridge construction, minor drainage, occupation costs and associated works. Outlined in 'Officer Development					
External	63%		Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$4,018,200	$4,018,200	
Cost to MCA	$6,000,000		Estimate of cost of bulk earthworks and staging of construction		1	$2,000,000	$2,000,000	
Applies To	Standard	Differential	Drainage associated with shallow dish underpass design		1	$3,000,000	$3,000,000	
			Rail infrastructure related costs (nominal allowance)		1	$3,500,000	$3,500,000	
Cell	Main Catchment Area							
Apportionment	37%							
Capital Cost	$6,000,000							
Demand Units	646		Design & Project Management (10% of construction cost)		$12,518,200	10%	$1,251,820	
Levy Amount	$9,290.23		Contingency (20% of construction cost)		$12,518,200	20%	$2,503,640	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_RO_28) and information provided by Brown Tompkinson				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Note: Balance of Construction Cost to be Funded by Developer through S173 Agreement		Version	4.5	
						REF	75	

DI_RO_LA29a	Purchase of land for East-West Road A to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From May Road to Whiteside Road (to accommodate 33m Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2020		Cost Breakdown		Units	Rate	Cost	
Cost	$850,000		Assessment No: 1546350300 / PSP Property No: 87		8,401	$41	$346,000	
External	0%		Assessment No: 1916200200 / PSP Property No: 354		7,200	$42	$304,000	
Cost to MCA	$850,000		Assessment No: 1701100300 / PSP Property No: 143		1,500	$71	$106,000	
Applies To	Standard	Differential	Assessment No: 1916200100 / PSP Property No: 353		1,200	$78	$94,000	
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$850,000							
Demand Units	646							
Levy Amount	$1,316.12							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_02a		Version	4.5	
						REF	76	

DI_RO_LA29b	Purchase of land for East-West Road A to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From Whiteside Road to Property # 152 (to accommodate 33m Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2016		Cost Breakdown		Units	Rate	Cost	
Cost	$700,000		Assessment No: 1916250100 / PSP Property No: 368		9,400	$38	$354,000	
External	0%		Assessment No: 1701101050 / PSP Property No: 151		7,000	$49	$346,000	
Cost to MCA	$700,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$700,000							
Demand Units	646							
Levy Amount	$1,083.86							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_02b			Version	4.5
							REF	77

DI_RO_LA29c	Purchase of land for East-West Road A, North-South Road A and East-West Road B to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	Within Property # 152 (to accommodate 33m Road Reserve) (excluding land for intersection of Princes Highway/North South Road A).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost	
Cost	$1,001,000		Assessment No: 1701101100 / PSP Property No: 152		27,787	$36	$1,001,000	
External	0%							
Cost to MCA	$1,001,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$1,001,000							
Demand Units	646							
Levy Amount	$1,549.92							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_02c, DI_RO_03a			Version	4.5
							REF	78

DI_RO_LA30a	Purchase of land for East-West Road B to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From Property # 152 to Bayview Road (to accommodate 33m Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2020		Cost Breakdown		Units	Rate	Cost	
Cost	$634,000		Assessment No: 1074700500 / PSP Property No: 7		6,800	$46	$313,000	
External	0%		Assessment No: 1074700600 / PSP Property No: 6		6,800	$46	$313,000	
Cost to MCA	$634,000		Assessment No: Unused road res west of Ass. No. 1074700500 / PSP Property No: 153a		400	$20	$8,000	
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$634,000							
Demand Units	646							
Levy Amount	$981.67							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_03b			Version	4.5
							REF	79

DI_RO_LA30b	Purchase of land for East-West Road B to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From Bayview Road to Gum Scrub Creek (to accommodate 33m Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2023		Cost Breakdown		Units	Rate	Cost	
Cost	$2,102,000		Assessment No: 1074750302 / PSP Property No: 28		5,800	$39	$227,000	
External	0%		Assessment No: 1074750200 / PSP Property No: 27		7,800	$44	$341,000	
Cost to MCA	$2,102,000		Assessment No: 1855950900 / PSP Property No: 349		6,900	$56	$383,000	
Applies To	Standard	Differential	Assessment No: 1792900200 / PSP Property No: 253		7,400	$44	$324,000	
			Assessment No: 1792950300 / PSP Property No: 262		6,700	$47	$317,000	
Cell	Main Catchment Area		Assessment No: 1567900300 / PSP Property No: 99		6,900	$46	$318,000	
Apportionment	100%		Assessment No: 1567950200 / PSP Property No: 105		8,400	$23	$192,000	
Capital Cost	$2,102,000							
Demand Units	646							
Levy Amount	$3,254.68							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_03c			Version	4.5
							REF	80

DI_RO_LA31a	Purchase of land for Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From intersection of Princes Highway/Brunt Road to railway line, on eastern side (to accommodate 13m additional Road Reserve) (excluding land for intersection of Brunt Road/East West Road C).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2023		Cost Breakdown		Units	Rate	Cost	
Cost	$137,000		Assessment No: 1139550050 / PSP Property No: 42		3,588	$38	$137,000	
External	0%							
Cost to MCA	$137,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$137,000							
Demand Units	646							
Levy Amount	$212.13							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_10b			Version	4.5
							REF	81

DI_RO_LA31b	Purchase of land for Brunt Road upgrade to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From railway line to intersection of Brunt Road/Rix Road, on eastern side (to accommodate 13m additional Road Reserve) (excluding land for intersection of Brunt Road/Rix Road).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2023		Cost Breakdown		Units	Rate	Cost	
Cost	$247,000		Assessment No: 1139550200 / PSP Property No: 43		1,040	$81	$84,000	
External	0%		Assessment No: 1139550100 / PSP Property No: 44		4,277	$38	$163,000	
Cost to MCA	$247,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$247,000							
Demand Units	646							
Levy Amount	$382.45							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_10a, DI_RO_10c			Version	4.5
							REF	82

DI_RO_LA32	Purchase of land for Grade Separated Rail Crossing at Brunt Road.					QUICK REFERENCE		
Project Description	Land in addition to the land purchased for Brunt Road widening.					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2027		Cost Breakdown		Units	Rate	Cost	
Cost	$677,000		Assessment No: 1139550050 / PSP Property No: 42		8,012	$38	$305,000	
External	0%		Assessment No: 1139550200 / PSP Property No: 43		4,560	$56	$257,000	
Cost to MCA	$677,000		Assessment No: 1139550100 / PSP Property No: 44		3,023	$38	$115,000	
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$677,000							
Demand Units	646							
Levy Amount	$1,048.25							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a			Version	4.5
							REF	83

DI_RO_LA33	Purchase of land for new road (between Rix Road extension & Kenilworth Ave) as a North-South Connector Street - Constrained Type 1 (Section 4a).					QUICK REFERENCE		
Project Description	From Rix Road extension to Kenilworth Avenue (to accommodate 22.5m Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2023		Cost Breakdown		Units	Rate	Cost	
Cost	$670,000		Assessment No: 1733500400 / PSP Property No: 245		4,704	$59	$277,000	
External	0%		Assessment No: 5000004499 / PSP Property No: 81		3,255	$77	$250,000	
Cost to MCA	$670,000		Assessment No: 5000004498 / PSP Property No: 82		1,864	$77	$143,000	
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$670,000							
Demand Units	646							
Levy Amount	$1,037.41							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_13			Version	4.5
							REF	84

DI_RO_LA34	Purchase of land for East-West Road C to a Access Street - Level 2 standard (Section 5).					QUICK REFERENCE		
Project Description	From Brunt Road to edge of Recreation Reserve (to accommodate 20m Road Reserve) (excluding land for intersection of Brunt Road/East West Road C).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2017		Cost Breakdown		Units	Rate	Cost	
Cost	$385,600		Assessment No: 1139550050 / PSP Property No: 42		5,254	$38	$200,000	
External	0%		Assessment No: 1701150400 / PSP Property No: 180		3,756	$49	$185,600	
Cost to MCA	$385,600							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$385,600							
Demand Units	646							
Levy Amount	$597.05							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_14		Version	4.5	
						REF	85	

DI_RO_LA35a	Purchase of land for Rix Road upgrade to a to a Connector Street Boulevard standard (Section 3).					QUICK REFERENCE		
Project Description	From intersection of Brunt Road/Rix Road to centreline of Stephens Road, on southern side (to accommodate 13m additional Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2023		Cost Breakdown		Units	Rate	Cost	
Cost	$387,100		Assessment No: 1733550400 / PSP Property No: 229		718	$81	$58,000	
External	0%		Assessment No: 1733550500 / PSP Property No: 228		1,600	$38	$61,000	
Cost to MCA	$387,100		Assessment No: 1733550600 / PSP Property No: 227		900	$58	$52,000	
Applies To	Standard	Differential	Assessment No: 1733550700 / PSP Property No: 226		2,700	$38	$103,000	
			Assessment No: 1805500200 / PSP Property No: 309		3,500	$32	$113,100	
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$387,100							
Demand Units	646							
Levy Amount	$599.37							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_15a, DI_RO_15b		Version	4.5	
						REF	86	

DI_RO_LA35b	**Purchase of land for Rix Road upgrade to a to a Connector Street Boulevard standard (Section 3).**					QUICK REFERENCE		
Project Description	From centreline of Stephens Road to intersection of Officer South Road/Rix Road, on south side (to accommodate 13m additional Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2023		Cost Breakdown		Units	Rate	Cost	
Cost	$616,000		Assessment No: 1733550800 / PSP Property No: 225		5,000	$38	$190,000	
External	0%		Assessment No: 1733550900 / PSP Property No: 224		3,900	$43	$166,000	
Cost to MCA	$616,000		Assessment No: 5000004465 / PSP Property No: 223		3,600	$46	$165,000	
Applies To	Standard	Differential	Assessment No: 5000004466 / PSP Property No: 222		2,000	$48	$95,000	
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$616,000							
Demand Units	646							
Levy Amount	$953.80							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_16a, DI_RO_16b			Version	4.5
							REF	87

DI_RO_LA36	**Purchase of land for Bridge Road (Rix Road extension) to a Local Arterial Road (Council Road) (Section 2).**					QUICK REFERENCE		
Project Description	From intersection of Officer South Road/Rix Road to Gum Scrub Creek (to accommodate 36.5m Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	As Required Under Future S173 Agreement		Cost Breakdown		Units	Rate	Cost	
Cost	$615,300		Assessment No: 1643550401 / PSP Property No: 134		609	$62	$38,000	
External	0%		Assessment No: 1643550500 / PSP Property No: 139		1,752	$37	$64,000	
Cost to MCA	$615,300		Assessment No: 1643550401 / PSP Property No: 133		4,500	$47	$213,000	
Applies To	Standard	Differential	Assessment No: 1643550401 / PSP Property No: 132		8,100	$36	$293,000	
			Assessment No: 1643550401 / PSP Property No: 131		200	$37	$7,300	
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$615,300							
Demand Units	646							
Levy Amount	$952.71							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_17			Version	4.5
							REF	88

DI_RO_LA37	Purchase of land for Stephens Road upgrade to a Connector Street Boulevard standard (Section 3).
Project Description	From Rix Road to the overpass, on west side (to accommodate 13m additional Road Reserve).

QUICK REFERENCE: DIL | RO | LAND

Levy Type	Development	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		
Year	As Required Under Future S173 Agreement		
Cost	$185,000		
External	0%		
Cost to MCA	$185,000		
Applies To	Standard / Differential		
Cell	Main Catchment Area		
Apportionment	100%		
Capital Cost	$185,000		
Demand Units	646		
Levy Amount	$286.45		

Cost Breakdown	Units	Rate	Cost
Assessment No: 1733550800 / PSP Property No: 225	4,308	$38	$163,700
Assessment No: 1805550501 / PSP Property No: 308	645	$33	$21,300

Cost Apportionment Method	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)
Related Projects	DI_RO_18
Version	4.5
REF	89

DI_RO_LA38	Purchase of land for Stephens Road / Princes Freeway Overpass.
Project Description	As identified in the OPSP.

QUICK REFERENCE: DIL | RO | LAND

Levy Type	Development	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		
Year	2027		
Cost	$145,700		
External	0%		
Cost to MCA	$145,700		
Applies To	Standard / Differential		
Cell	Main Catchment Area		
Apportionment	100%		
Capital Cost	$145,700		
Demand Units	646		
Levy Amount	$225.60		

Cost Breakdown	Units	Rate	Cost
Assessment No: 1805500200 / PSP Property No: 309	1,556	$32	$49,800
Assessment No: 1805550501 / PSP Property No: 308	2,906	$33	$95,900

Cost Apportionment Method	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)
Related Projects	n/a
Version	4.5
REF	90

DI_RO_LA39	**Purchase of land for a new North-South Arterial Road as a Arterial Road: Future VicRoads Declared Road (4 lanes) (Section 1a) and land for Grade Separated Rail Crossing at North-South Arterial Road. From intersection of Princes Highway/North South Arterial to intersection of Rix Road/Bridge Road (to accommodate 40m Road Reserve and additional land for grade separated rail crossing).**					QUICK REFERENCE		
Project Description	From intersection of Princes Highway/North South Arterial to intersection of Rix Road/Bridge Road (to accommodate 40m Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2024		Cost Breakdown		Units	Rate	Cost	
Cost	$2,318,300		Assessment No: 1701150900 / PSP Property No: 187		22,100	$48	$1,050,000	
External	0%		Assessment No: 1701151000 / PSP Property No: 188		15,600	$23	$356,000	
Cost to MCA	$2,318,300		Assessment No: 1389700200 / PSP Property No: 62		12,500	$37	$462,000	
Applies To	Standard	Differential	Assessment No: 1389700350 / PSP Property No: 63		8,900	$35	$308,000	
			Assessment No: 1389700350 / PSP Property No: 64		3,800	$37	$142,300	
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$2,318,300							
Demand Units	646							
Levy Amount	$3,589.59							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a			Version	4.5
							REF	91

DI_RO_LA40	**Purchase of land for Officer South Road (North-South Arterial) upgrade to an Arterial Road - Future VicRoads Declared Road 6 lanes) (Section 1).**					QUICK REFERENCE		
Project Description	From intersection of Rix Road/Officer South Road to Princes Freeway, on both sides (to accommodate 30m additional Road Reserve).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2014		Cost Breakdown		Units	Rate	Cost	
Cost	$708,000		Assessment No: 1643550500 / PSP Property No: 139		9,600	$36	$346,000	
External	0%		Assessment No: 1643550500 / PSP Property No: 140		2,200	$36	$80,000	
Cost to MCA	$708,000		Assessment No: 1733551100 / PSP Property No: 221		3,000	$38	$114,000	
Applies To	Standard	Differential	Assessment No: 1643501200 / PSP Property No: 119		5,500	$31	$168,000	
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$708,000							
Demand Units	646							
Levy Amount	$1,096.25							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RO_27			Version	4.5
							REF	92

DI_RO_LA41	Purchase of part of land for East-West Road D (Gum Leaf Lane extension) to a Connector Street - Constrained Type 4 (Section 4d).					QUICK REFERENCE		
Project Description	Entire Property # 297.					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2012		Cost Breakdown		Units	Rate	Cost	
Cost	$640,000		Agreed Purchase Price (PSP Property No: 297)		2,052	n/a	$640,000	
External	0%							
Cost to MCA	$640,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$640,000							
Demand Units	646							
Levy Amount	$990.96							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_RD_20			Version	4.5
							REF	93

DI_RO_LA42	Purchase of land for Gum Leaf Lane upgrade (east of Station Street) - additional land to allow for North South Road in OTC.					QUICK REFERENCE		
Project Description	Gum Leaf Lane (# 56, # 57 & # 60).					DIL	RO	LAND
Levy Type	Development		Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction							
Year	2012		Cost Breakdown		Units	Rate	Cost	
Cost	$412,000		Assessment No: 1351200300 / PSP Property No: 56		385	$154	$58,000	
External	0%		Assessment No: 1351200500 / PSP Property No: 57		1,103	$151	$166,000	
Cost to MCA	$412,000		Assessment No: 1351250500 / PSP Property No: 60		1,634	$115	$188,000	
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$412,000							
Demand Units	646							
Levy Amount	$637.93							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a			Version	4.5
							REF	94

DI_TM_01	Construction of Signalised Intersection at Old Princes Highway and O'Neill Road.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK201 (SMEC).					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2021		Cost Breakdown		Units	Rate	Cost
Cost	$1,244,096		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$995,277	$995,277
External	0%						
Cost to MCA	$1,244,096						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,244,096						
Demand Units	646		Design & Project Management (10% of construction cost)		$995,277	10%	$99,528
Levy Amount	$1,926.32		Contingency (15%)		$995,277	15%	$149,292
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_LA22		Version	4.5
						REF	95

DI_TM_02	Construction of Signalised Intersection at Princes Highway/Brunt Road/Whiteside Road.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK202 (SMEC).					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2018		Cost Breakdown		Units	Rate	Cost
Cost	$3,043,593		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$2,434,874	$2,434,874
External	0%						
Cost to MCA	$3,043,593						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$3,043,593						
Demand Units	646		Design & Project Management (10% of construction cost)		$2,434,874	10%	$243,487
Levy Amount	$4,712.61		Contingency (15%)		$2,434,874	15%	$365,231
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_LA25		Version	4.5
						REF	96

DI_TM_03	Construction of Signalised Intersection at Princes Highway/North-South Road A/Connector Street.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK203 (SMEC).					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2012		Cost Breakdown		Units	Rate	Cost
Cost	$3,759,606		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$3,007,685	$3,007,685
External	0%						
Cost to MCA	$3,759,606						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$3,759,606						
Demand Units	646		Design & Project Management (10% of construction cost)		$3,007,685	10%	$300,768
Levy Amount	$5,821.27		Contingency (15%)		$3,007,685	15%	$451,153
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_LA26		Version	4.5
						REF	97

DI_TM_04	Construction of Signalised Intersection at Princes Highway/Bayview Road/North-South Arterial.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK204 (SMEC).					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2019		Cost Breakdown		Units	Rate	Cost
Cost	$3,482,240		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$2,785,792	$2,785,792
External	0%						
Cost to MCA	$3,482,240						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$3,482,240						
Demand Units	646		Design & Project Management (10% of construction cost)		$2,785,792	10%	$278,579
Levy Amount	$5,391.80		Contingency (15%)		$2,785,792	15%	$417,869
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_LA27		Version	4.5
						REF	98

DI_TM_05	Construction of Signalised Intersection at Princes Highway/Tivendale Road/Station Street.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK205 (SMEC).					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2018		Cost Breakdown		Units	Rate	Cost
Cost	$2,134,095		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$1,707,276	$1,707,276
External	0%						
Cost to MCA	$2,134,095						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$2,134,095						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,707,276	10%	$170,728
Levy Amount	$3,304.37		Contingency (15%)		$1,707,276	15%	$256,091
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_LA28		Version	4.5
						REF	99

DI_TM_06	Construction of Signalised Intersection at Princes Highway/new Main Street/Starling Road.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK206 (SMEC).					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2012		Cost Breakdown		Units	Rate	Cost
Cost	$2,974,330		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$2,379,464	$2,379,464
External	0%						
Cost to MCA	$2,974,330						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$2,974,330						
Demand Units	646		Design & Project Management (10% of construction cost)		$2,379,464	10%	$237,946
Levy Amount	$4,605.37		Contingency (15%)		$2,379,464	15%	$356,920
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP. Land to the NW can be obtained through Planning Permit, to the NE is Council land & to the Sth is VicUrban land which can be obtained via a S173.		Version	4.5
						REF	100

DI_TM_07	Construction of Signalised Intersection at Princes Highway/Town Centre Loop Road/McMullen Road.					QUICK REFERENCE		
Project Description	Refer to design 3004608 - SK207 (SMEC).					DIL	TM	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.				
Category	Traffic Management							
Year	2024		Cost Breakdown		Units	Rate	Cost	
Cost	$4,021,306		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$3,217,045	$3,217,045	
External	0%		Includes demolition of southern weighbridge					
Cost to MCA	$4,021,306							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$4,021,306							
Demand Units	646		Design & Project Management (10% of construction cost)		$3,217,045	10%	$321,704	
Levy Amount	$6,226.47		Contingency (15%)		$3,217,045	15%	$482,557	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP. Land to the Nth is Council land & to the South is VicUrban land which can be obtained via a S173.		Version	4.5	
						REF	101	

DI_TM_08	Construction of Roundabout at O'Neil Road/East-West Road A.					QUICK REFERENCE		
Project Description	Refer to design 3004608 - SK201 (SMEC).					DIL	TM	WORKS
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.				
Category	Traffic Management							
Year	2021		Cost Breakdown		Units	Rate	Cost	
Cost	$1,128,225		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$902,580	$902,580	
External	0%							
Cost to MCA	$1,128,225							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$1,128,225							
Demand Units	646		Design & Project Management (10% of construction cost)		$902,580	10%	$90,258	
Levy Amount	$1,746.91		Contingency (15%)		$902,580	15%	$135,387	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_LA23		Version	4.5	
						REF	102	

DI_TM_09	Construction of Signalised Intersection at East-West Road A/Whiteside Road.					QUICK REFERENCE
Project Description	Refer to design 3004608 - SK208 (SMEC).					DIL TM WORKS
Levy Type	Development	Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management					
Year	2019	Cost Breakdown		Units	Rate	Cost
Cost	$2,299,241	Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$1,839,393	$1,839,393
External	0%					
Cost to MCA	$2,299,241					
Applies To	Standard / Differential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$2,299,241					
Demand Units	646	Design & Project Management (10% of construction cost)		$1,839,393	10%	$183,939
Levy Amount	$3,560.08	Contingency (15%)		$1,839,393	15%	$275,909
Cost Apportionment Method		Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
					REF	103

DI_TM_10	Construction of Signalised Intersection at East-West Road A/North-South Road A.					QUICK REFERENCE
Project Description	Refer to design 3004608 - SK209 (SMEC).					DIL TM WORKS
Levy Type	Development	Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management					
Year	2012	Cost Breakdown		Units	Rate	Cost
Cost	$1,173,194	Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$938,555	$938,555
External	0%					
Cost to MCA	$1,173,194					
Applies To	Standard / Differential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$1,173,194					
Demand Units	646	Design & Project Management (10% of construction cost)		$938,555	10%	$93,856
Levy Amount	$1,816.54	Contingency (15%)		$938,555	15%	$140,783
Cost Apportionment Method		Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
					REF	104

DI_TM_11	Construction of Roundabout at East-West Road B/Bayview Road					QUICK REFERENCE	
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2020		Cost Breakdown		Units	Rate	Cost
Cost	$515,577		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$412,462	$412,462
External	0%						
Cost to MCA	$515,577						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$515,577						
Demand Units	646		Design & Project Management (10% of construction cost)		$412,462	10%	$41,246
Levy Amount	$798.31		Contingency (15%)		$412,462	15%	$61,869
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
						REF	105

DI_TM_12	Construction of Roundabout at East-West Road B/Tivendale Road.					QUICK REFERENCE	
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$510,704		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$408,563	$408,563
External	0%						
Cost to MCA	$510,704						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$510,704						
Demand Units	646		Design & Project Management (10% of construction cost)		$408,563	10%	$40,856
Levy Amount	$790.76		Contingency (15%)		$408,563	15%	$61,285
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
						REF	106

DI_TM_13	Construction of Roundabout at East-West Road B/Starling Road.					QUICK REFERENCE	
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$521,990		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$417,592	$417,592
External	0%						
Cost to MCA	$521,990						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$521,990						
Demand Units	646		Design & Project Management (10% of construction cost)		$417,592	10%	$41,759
Levy Amount	$808.23		Contingency (15%)		$417,592	15%	$62,639
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
						REF	107

DI_TM_14	Construction of Roundabout at East-West Road B/McMullen Road.					QUICK REFERENCE	
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$517,664		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$414,132	$414,132
External	0%						
Cost to MCA	$517,664						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$517,664						
Demand Units	646		Design & Project Management (10% of construction cost)		$414,132	10%	$41,413
Levy Amount	$801.54		Contingency (15%)		$414,132	15%	$62,120
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
						REF	108

DI_TM_15	Construction of Roundabout at Brunt Road/East-West Road C.					QUICK REFERENCE	
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements August 2011.					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2017		Cost Breakdown		Units	Rate	Cost
Cost	$590,238		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$472,190	$472,190
External	0%						
Cost to MCA	$590,238						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$590,238						
Demand Units	646		Design & Project Management (10% of construction cost)		$472,190	10%	$47,219
Levy Amount	$913.91		Contingency (15%)		$472,190	15%	$70,829
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_LA29		Version	4.5
						REF	109

DI_TM_16	Construction of Signalised Intersection at Station Street and Gum Leaf Lane.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK210.					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2012		Cost Breakdown		Units	Rate	Cost
Cost	$889,940		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$711,952	$711,952
External	0%						
Cost to MCA	$889,940						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$889,940						
Demand Units	646		Design & Project Management (10% of construction cost)		$711,952	10%	$71,195
Levy Amount	$1,377.96		Contingency (15%)		$711,952	15%	$106,793
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
						REF	110

DI_TM_17	Construction of Roundabout at Brunt Road/Rix Road.					QUICK REFERENCE
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.					DIL TM WORKS
Levy Type	Development	Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management					
Year	2020	Cost Breakdown		Units	Rate	Cost
Cost	$611,066	Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$488,853	$488,853
External	0%					
Cost to MCA	$611,066					
Applies To	Standard / Differential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$611,066					
Demand Units	646	Design & Project Management (10% of construction cost)		$488,853	10%	$48,885
Levy Amount	$946.16	Contingency (15%)		$488,853	15%	$73,328
Cost Apportionment Method		Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	DI_TM_LA30		Version	4.5
					REF	111

DI_TM_18	Construction of Roundabout at Stephens Road/Rix Road.					QUICK REFERENCE
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.					DIL TM WORKS
Levy Type	Development	Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management					
Year	2023	Cost Breakdown		Units	Rate	Cost
Cost	$654,912	Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$523,930	$523,930
External	0%					
Cost to MCA	$654,912					
Applies To	Standard / Differential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$654,912					
Demand Units	646	Design & Project Management (10% of construction cost)		$523,930	10%	$52,393
Levy Amount	$1,014.05	Contingency (15%)		$523,930	15%	$78,589
Cost Apportionment Method		Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.		Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
					REF	112

DI_TM_19	Construction of Signalised Intersection at North-South Arterial/Rix Road/Officer South Road.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK211.					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2018		Cost Breakdown		Units	Rate	Cost
Cost	$3,903,711		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$3,122,969	$3,122,969
External	0%						
Cost to MCA	$3,903,711						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$3,903,711						
Demand Units	646		Design & Project Management (10% of construction cost)		$3,122,969	10%	$312,297
Levy Amount	$6,044.39		Contingency (15%)		$3,122,969	15%	$468,445
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_LA31		Version	4.5
						REF	113

DI_TM_20	Construction of Signalised Intersection at Bridge Road (Rix Road extension)/new Main Street.					QUICK REFERENCE	
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.					DIL TM WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2012		Cost Breakdown		Units	Rate	Cost
Cost	$1,087,129		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$869,703	$869,703
External	0%						
Cost to MCA	$1,087,129						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,087,129						
Demand Units	646		Design & Project Management (10% of construction cost)		$869,703	10%	$86,970
Levy Amount	$1,683.28		Contingency (15%)		$869,703	15%	$130,455
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP.		Version	4.5
						REF	114

DI_TM_21	Construction of Signalised Intersections at North-South Arterial (Officer South Road)/Princes Freeway (interchange).					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK212.					DIL / TM / WORKS	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2014		Cost Breakdown		Units	Rate	Cost
Cost	$4,297,554		Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items, September 2011'		1	$3,438,043	$3,438,043
External	0%						
Cost to MCA	$4,297,554						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$4,297,554						
Demand Units	646		Design & Project Management (10% of construction cost)		$3,438,043	10%	$343,804
Levy Amount	$6,654.21		Contingency (15%)		$3,438,043	15%	$515,707
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban August 2011 (2011-08-29_Officer PSP DCP Intersections.xlsx)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	Land component of intersection is not funded through the ODCP. Land for northern ramps to be provided via S173 Agreement at the time of subdivision. Land required for the interim south-west ramp to be purchased by council from South East Water Ltd.		Version	4.5
						REF	115

DI_TM_LA22	Purchase of land for Signalised Intersection at Princes Highway/O'Neill Road.					QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK201 (SMEC).					DIL / TM / LAND	
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.			
Category	Traffic Management						
Year	2020		Cost Breakdown		Units	Rate	Cost
Cost	$13,000		Assessment No: 1426700100		70	$86	$6,000
External	0%		Assessment No: 1639050010		130	$54	$7,000
Cost to MCA	$13,000						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$13,000						
Demand Units	646						
Levy Amount	$20.13						
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_01		Version	4.5
						REF	116

DI_TM_LA23	Purchase of land for Roundabout at O'Neil Road/East-West Road A.					QUICK REFERENCE		
Project Description	Refer to design 3004608 - SK201 (SMEC).					DIL	TM	LAND
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.				
Category	Traffic Management							
Year	2020		Cost Breakdown		Units	Rate	Cost	
Cost	$427,000		Assessment No: 1426700100		1,165	$73	$85,000	
External	0%		Assessment No: 1639050010		6,739	$51	$342,000	
Cost to MCA	$427,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$427,000							
Demand Units	646							
Levy Amount	$661.15							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_08		Version	4.5	
						REF	117	

DI_TM_LA24	Purchase of Melbourne Water site to enable future Signalised Intersection at East-West Road A/Whiteside Road.					QUICK REFERENCE		
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.					DIL	TM	LAND
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.				
Category	Traffic Management							
Year	2012		Cost Breakdown		Units	Rate	Cost	
Cost	$212,000		Assessment No: 5000004738 / PSP Property No: tbc		942	$225	$212,000	
External	0%							
Cost to MCA	$212,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$212,000							
Demand Units	646							
Levy Amount	$328.25							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a		Version	4.5	
						REF	118	

DI_TM_LA25	Purchase of land for Signalised Intersection at Princes Highway/Whiteside Road/Brunt Road.					QUICK REFERENCE		
Project Description	Refer to design 3004608 - SK202 (SMEC).					DIL	TM	LAND
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.				
Category	Traffic Management							
Year	2018		Cost Breakdown		Units	Rate	Cost	
Cost	$415,000		Assessment No: 1701100500 / PSP Property No: 145		1,195	$101	$121,000	
External	0%		Assessment No: 1701150301 / PSP Property No: 179		2,840	$62	$176,000	
Cost to MCA	$415,000		Assessment No: 1701100300 / PSP Property No: 143		492	$71	$35,000	
Applies To	Standard	Differential	Assessment No: 1139500600 / PSP Property No: 45		391	$95	$37,000	
			Assessment No: 1139500700 / PSP Property No: 46		145	$62	$9,000	
Cell	Main Catchment Area		Assessment No: 1139550050 / PSP Property No: 42		949	$39	$37,000	
Apportionment	100%							
Capital Cost	$415,000							
Demand Units	646							
Levy Amount	$642.57							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_02		Version	4.5	
						REF	119	

DI_TM_LA26	Purchase of land for Signalised Intersection at Princes Highway/North-South Road A/Connector Street.					QUICK REFERENCE		
Project Description	Refer to design 3004608 - SK203 (SMEC).					DIL	TM	LAND
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.				
Category	Traffic Management							
Year	2012		Cost Breakdown		Units	Rate	Cost	
Cost	$460,000		Assessment No: 1701101100 / PSP Property No: 152		5,213	$36	$188,000	
External	0%		Assessment No: 1701150550 / PSP Property No: 181		845	$51	$43,000	
Cost to MCA	$460,000		Assessment No: 1701150640 / PSP Property No: 182		4,508	$51	$229,000	
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$460,000							
Demand Units	646							
Levy Amount	$712.25							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_03		Version	4.5	
						REF	120	

DI_TM_LA27	Purchase of land for Signalised Intersection at Princes Highway/Bayview Road/North South Arterial.	QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK204 (SMEC).	DIL TM LAND	
Levy Type	Development	Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.
Category	Traffic Management		
Year	2019	Cost Breakdown	Units / Rate / Cost
Cost	$503,000	Assessment No: 1074700100 / PSP Property No: 1	5,510 / $69 / $379,000
External	0%	Assessment No: 1074750700 / PSP Property No: 12	806 / $154 / $124,000
Cost to MCA	$503,000		
Applies To	Standard / Differential		
Cell	Main Catchment Area		
Apportionment	100%		
Capital Cost	$503,000		
Demand Units	646		
Levy Amount	$778.83		
Cost Apportionment Method	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.	Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)
		Related Projects	DI_TM_04
		Version	4.5
		REF	121

DI_TM_LA28	Purchase of land for Signalised Intersection at Princes Highway/Tivendale Road/Station Street.	QUICK REFERENCE	
Project Description	Refer to design 3004608 - SK205 (SMEC).	DIL TM LAND	
Levy Type	Development	Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.
Category	Traffic Management		
Year	2018	Cost Breakdown	Units / Rate / Cost
Cost	$735,000	Assessment No: 1855950200 / PSP Property No: 341	107 / $234 / $25,000
External	0%	Assessment No: 1855950100 / PSP Property No: 340	469 / $100 / $47,000
Cost to MCA	$735,000	Assessment No: 1855900100 / PSP Property No: 323	13 / $385 / $5,000
Applies To	Standard / Differential	Assessment No: 1701102800 / PSP Property No: 171	1,036 / $454 / $470,000
		Assessment No: 1701152200 / PSP Property No: 200	21 / $476 / $10,000
Cell	Main Catchment Area	Assessment No: 1701152300 / PSP Property No: 201	81 / $444 / $36,000
Apportionment	100%	Assessment No: 1800100100 / PSP Property No: 282	31 / $355 / $11,000
Capital Cost	$735,000	Assessment No: 1855900400 / PSP Property No: 325 & 326	374 / $342 / $128,000
Demand Units	646	Assessment No: 1855900600 / PSP Property No: 327	5 / $200 / $1,000
Levy Amount	$1,138.05	Assessment No: 1701152400 / PSP Property No: 202	22 / $91 / $2,000
Cost Apportionment Method	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.	Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)
		Related Projects	DI_TM_05
		Version	4.5
		REF	122

DI_TM_LA29	Purchase of land for Roundabout at Brunt Road/East-West Road C.					QUICK REFERENCE		
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.					DIL	TM	LAND
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.				
Category	Traffic Management							
Year	2017		Cost Breakdown		Units	Rate	Cost	
Cost	$68,000		Assessment No: 1139550050 / PSP Property No: 42		1,774	$38	$68,000	
External	0%							
Cost to MCA	$68,000							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$68,000							
Demand Units	646							
Levy Amount	$105.29							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_15			Version	4.5
							REF	123

DI_TM_LA30	Purchase of land for Roundabout at Brunt Road/Rix Road.					QUICK REFERENCE		
Project Description	Refer to design in Officer Precinct Structure Plan Future Traffic Estimates & Road Infrastructure Requirements June 2011.					DIL	TM	LAND
Levy Type	Development		Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.				
Category	Traffic Management							
Year	2017		Cost Breakdown		Units	Rate	Cost	
Cost	$192,000		Assessment No: 1139550100 / PSP Property No: 44		229	$39	$9,000	
External	0%		Assessment No: 1733550300 / PSP Property No: 230		242	$66	$16,000	
Cost to MCA	$192,000		Assessment No: 1733550400 / PSP Property No: 229		2,076	$80	$167,000	
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$192,000							
Demand Units	646							
Levy Amount	$297.29							
Cost Apportionment Method			Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TM_17			Version	4.5
							REF	124

DI_TM_LA31	Purchase of land for Signalised Intersection at North-South Arterial/Rix Road/Officer South Road.
Project Description	Refer to design 3004608 - SK211.

QUICK REFERENCE: DIL | TM | LAND

Levy Type	Development	Strategic Justification	This project is required to provide the necessary traffic management for the safe and efficient access to and within the PSP area.
Category	Traffic Management		
Year	2017		
Cost	$1,739,000		
External	0%		
Cost to MCA	$1,739,000		
Applies To	Standard / Differential		
Cell	Main Catchment Area		
Apportionment	100%		
Capital Cost	$1,739,000		
Demand Units	646		
Levy Amount	$2,692.62		

Cost Breakdown	Units	Rate	Cost
Assessment No: 1733501600 / PSP Property No: 233	177	$68	$12,000
Assessment No: 1643501100 / PSP Property No: 118	11,353	$56	$639,000
Assessment No: 1643501000 / PSP Property No: 117	2,311	$105	$243,000
Assessment No: 1643550500 / PSP Property No: 138	3,382	$106	$360,000
Assessment No: 1643550500 / PSP Property No: 137	144	$111	$16,000
Assessment No: 1643550401 / PSP Property No: 134	879	$63	$55,000
Assessment No: 1733551100 / PSP Property No: 221	4,116	$38	$157,000
Assessment No: 1643550500 / PSP Property No: 139	7,112	$36	$257,000

Cost Apportionment Method	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
Costing Justifcation	Based on Valuation provided by Westlink (Officer_Precinct_Structure_Plan_Values_Summary_Sam_17062011)
Related Projects	DI_TM_19
Version	4.5
REF	125

DI_TN_01	Construction of trail network from O'Neill Road to Gum Scrub Creek.
Project Description	The trail is 3m wide reinforced concrete with lighting.

QUICK REFERENCE: DIL | TN | WORKS

Levy Type	Development	Strategic Justification	The project provides the new community with a safe and efficient trail network along the PPTN.
Category	Trail Network		
Year	As Required Under Future S173 Agreement		
Cost	$539,691		
External	0%		
Cost to MCA	$539,691		
Applies To	Standard / Differential		
Cell	Main Catchment Area		
Apportionment	100%		
Capital Cost	$539,691		
Demand Units	646		
Levy Amount	$835.64		

Cost Breakdown	Units	Rate	Cost
Site establishment, shared path (3.0m wide), lighting, signage & environmental management. Outlined in 'Officer Development			
Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.	1	$431,753	$431,753
Design & Project Management (10% of construction cost)	$431,753	10%	$43,175
Contingency (15% of construction cost)	$431,753	15%	$64,763

Cost Apportionment Method	Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.
Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_01)
Related Projects	n/a
Version	4.5
REF	126

DI_TN_02	Construction of trail network from Brunt Road to Gum Scrub Creek.						QUICK REFERENCE		
Project Description	The trail is 3m wide reinforced concrete with lighting.						DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with a safe and efficient trail network along the PPTN.					
Category	Trail Network								
Year	As Required Under Future S173 Agreement		Cost Breakdown			Units	Rate	Cost	
Cost	$367,738		Site establishment, shared path (3.0m wide), lighting, signage & environmental management. Outlined in 'Officer Development						
External	0%		Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.			1	$294,190	$294,190	
Cost to MCA	$367,738								
Applies To	Standard	Differential							
Cell	Main Catchment Area								
Apportionment	100%								
Capital Cost	$367,738								
Demand Units	646		Design & Project Management (10% of construction cost)			$294,190	10%	$29,419	
Levy Amount	$569.39		Contingency (15% of construction cost)			$294,190	15%	$44,129	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_02)					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a			Version	4.5	
							REF	127	

DI_TN_03	Construction of a pedestrian bridge over major drainage line.						QUICK REFERENCE		
Project Description	Pedestrian bridge construction (single 16m span x 3m max width), located between Tivendale Road and Starling Road.						DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.					
Category	Trail Network								
Year	2017		Cost Breakdown			Units	Rate	Cost	
Cost	$215,670		Site establishment, single 16m span x 3m max width, excavation/reinstatement works, rock beaching/landscape works & environmental						
External	0%		management. Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.			1	$165,900	$165,900	
Cost to MCA	$215,670								
Applies To	Standard	Differential							
Cell	Main Catchment Area								
Apportionment	100%								
Capital Cost	$215,670								
Demand Units	646		Design & Project Management (10% of construction cost)			$165,900	10%	$16,590	
Levy Amount	$333.94		Contingency (20% of construction cost)			$165,900	20%	$33,180	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_03)					
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a			Version	4.5	
							REF	128	

DI_TN_04	Construction of a pedestrian bridge over Gum Scrub Creek.						QUICK REFERENCE		
Project Description	Pedestrian Bridge construction (single 20m span x 3m max width), located on the northern side of Princes Highway to allow the continuation of the shared path.						DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.					
Category	Trail Network								
Year	2019		Cost Breakdown			Units	Rate	Cost	
Cost	$267,150		Site establishment, single 20m span x 3m max width, excavation/reinstatement works, rock beaching/landscape works & environmental						
External	50%		management. Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.			1	$205,500	$205,500	
Cost to MCA	$133,575								
Applies To	Standard	Differential							
Cell	Main Catchment Area								
Apportionment	50%								
Capital Cost	$133,575								
Demand Units	646		Design & Project Management (10% of construction cost)			$205,500	10%	$20,550	
Levy Amount	$206.82		Contingency (20% of construction cost)			$205,500	20%	$41,100	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_04)					
50% external apportionment. Remaining 50% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Structure Plan areas.			Related Projects	DI_TN_07a			Version	4.5	
							REF	129	

DI_TN_05	Construction of a pedestrian bridge over Gum Scrub Creek.						QUICK REFERENCE		
Project Description	Pedestrian Bridge construction (single 20m span x 3m max width), located on the southern side of Princes Highway to allow the continuation of the shared path.						DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.					
Category	Trail Network								
Year	2019		Cost Breakdown			Units	Rate	Cost	
Cost	$267,150		Site establishment, single 20m span x 3m max width, excavation/reinstatement works, rock beaching/landscape works & environmental						
External	50%		management. Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.			1	$205,500	$205,500	
Cost to MCA	$133,575								
Applies To	Standard	Differential							
Cell	Main Catchment Area								
Apportionment	50%								
Capital Cost	$133,575								
Demand Units	646		Design & Project Management (10% of construction cost)			$205,500	10%	$20,550	
Levy Amount	$206.82		Contingency (20% of construction cost)			$205,500	20%	$41,100	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_05)					
50% external apportionment. Remaining 50% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Strucure Plan areas.			Related Projects	DI_TN_08a			Version	4.5	
							REF	130	

DI_TN_06	Construction of a pedestrian bridge over Gum Scrub Creek.					QUICK REFERENCE		
Project Description	Pedestrian Bridge construction (single 20m span x 3m max width), located south of Bridge Road to allow the continuation of the shared path.					DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.				
Category	Trail Network							
Year	2015		Cost Breakdown		Units	Rate	Cost	
Cost	$267,150		Site establishment, single 20m span x 3m max width, excavation/reinstatement works, rock beaching/landscape works & environmental					
External	50%		management. Outlined in 'Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$205,500	$205,500	
Cost to MCA	$133,575							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	50%							
Capital Cost	$133,575							
Demand Units	646		Design & Project Management (10% of construction cost)		$205,500	10%	$20,550	
Levy Amount	$206.82		Contingency (20% of construction cost)		$205,500	20%	$41,100	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_06)				
50% external apportionment. Remaining 50% apportioned evenly across DCP area. The item is likely to be used by residents of the Cardinia Rd & Officer Strucure Plan areas.			Related Projects	DI_TN_08b		Version	4.5	
						REF	131	

DI_TN_07a	Construction of trail network along Gum Scrub Creek (from Princes Highway to East West Road B).					QUICK REFERENCE		
Project Description	The trail is 2.5m wide reinforced concrete.					DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.				
Category	Trail Network							
Year	2019		Cost Breakdown		Units	Rate	Cost	
Cost	$212,803		Site establishment, shared path (2.5m wide), signage & environmental management. Outlined in 'Officer Development Contributions Plan					
External	0%		Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$163,694	$163,694	
Cost to MCA	$212,803							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$212,803							
Demand Units	646		Design & Project Management (10% of construction cost)		$163,694	10%	$16,369	
Levy Amount	$329.50		Contingency (20% of construction cost)		$163,694	20%	$32,739	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_07a)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TN_04		Version	4.5	
						REF	132	

DI_TN_07b	Construction of trail network along Gum Scrub Creek (from East West Road B to Brown Road).					QUICK REFERENCE		
Project Description	The trail is 2.5m wide reinforced concrete.					DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.				
Category	Trail Network							
Year	2022		Cost Breakdown		Units	Rate	Cost	
Cost	$161,315		Site establishment, shared path (2.5m wide), signage & environmental management. Outlined in 'Officer Development Contributions Plan					
External	0%		Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$124,089	$124,089	
Cost to MCA	$161,315							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$161,315							
Demand Units	646		Design & Project Management (10% of construction cost)		$124,089	10%	$12,409	
Levy Amount	$249.78		Contingency (20% of construction cost)		$124,089	20%	$24,818	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_07b)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a		Version	4.5	
						REF	133	

DI_TN_08a	Construction of trail network along Gum Scrub Creek (between Princes Highway and Bridge Road (Rix Road extension).					QUICK REFERENCE		
Project Description	The trail is 2.5m wide reinforced concrete.					DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.				
Category	Trail Network							
Year	2019		Cost Breakdown		Units	Rate	Cost	
Cost	$203,770		Site establishment, shared path (2.5m wide), signage & environmental management. Outlined in 'Officer Development Contributions Plan					
External	0%		Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$156,746	$156,746	
Cost to MCA	$203,770							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$203,770							
Demand Units	646		Design & Project Management (10% of construction cost)		$156,746	10%	$15,675	
Levy Amount	$315.51		Contingency (20% of construction cost)		$156,746	20%	$31,349	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_08a)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TN_05		Version	4.5	
						REF	134	

DI_TN_08b	Construction of trail network along Gum Scrub Creek (between Bridge Road (Rix Road extension) to the trail network adjacent to Princes Freeway).					QUICK REFERENCE		
Project Description	The trail is 2.5m wide reinforced concrete.					DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.				
Category	Trail Network							
Year	2016		Cost Breakdown		Units	Rate	Cost	
Cost	$133,314		Site establishment, shared path (2.5m wide), signage & environmental management. Outlined in 'Officer Development Contributions Plan					
External	0%		Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$102,549	$102,549	
Cost to MCA	$133,314							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$133,314							
Demand Units	646		Design & Project Management (10% of construction cost)		$102,549	10%	$10,255	
Levy Amount	$206.42		Contingency (20% of construction cost)		$102,549	20%	$20,510	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_08b)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	DI_TN_06		Version	4.5	
						REF	135	

DI_TN_09	Construction of trail network from Princes Highway to Leber Conservation Reserve (located east of Station Street between Gum Leaf Lane and the railway reservation).					QUICK REFERENCE		
Project Description	The trail is 2.5m wide reinforced concrete.					DIL	TN	WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access along and over the creek/drainage corridor.				
Category	Trail Network							
Year	2017		Cost Breakdown		Units	Rate	Cost	
Cost	$89,956		Site establishment, shared path (2.5m wide), signage & environmental management. Outlined in 'Officer Development Contributions Plan					
External	0%		Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$69,197	$69,197	
Cost to MCA	$89,956							
Applies To	Standard	Differential						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$89,956							
Demand Units	646		Design & Project Management (10% of construction cost)		$69,197	10%	$6,920	
Levy Amount	$139.29		Contingency (20% of construction cost)		$69,197	20%	$13,839	
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_09)				
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a		Version	4.5	
						REF	136	

DI_TN_10	Construction of trail network adjacent to the Princes Freeway from Gum Scrub Creek to the Freeway Service Centre (no access to the Freeway Service Centre).					QUICK REFERENCE
Project Description	The trail is 3m wide reinforced concrete.					DIL TN WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient link to the trail network.		
Category	Trail Network					
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$508,583		Site establishment, shared path (3.0m wide), signage & environmental management. Outlined in 'Officer Development Contributions Plan				
External	0%		Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$391,217	$391,217
Cost to MCA	$508,583						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$508,583						
Demand Units	646		Design & Project Management (10% of construction cost)		$391,217	10%	$39,122
Levy Amount	$787.47		Contingency (20% of construction cost)		$391,217	20%	$78,243
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_10)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a		Version	4.5
						REF	137

DI_TN_11	Construction of pedestrian underpass at railway line, located between Brunt Road and the North South Arterial, aligned with North South Road B and Access Street - Level 2 with Landscaped trail.					QUICK REFERENCE
Project Description	Continuation of pedestrian landscaped trail via rail underpass.					DIL TN WORKS
Levy Type	Development		Strategic Justification	The project provides the new community with safe and efficient access, including access under the railway line.		
Category	Trail Network					
Year	2024		Cost Breakdown		Units	Rate	Cost
Cost	$1,895,038		Site establishment, tunnel boxes/jacking, wingwalls, environmental management, traffic management, landscaping & lighting. Outlined in				
External	0%		Officer Development Contributions Plan Infrastructure Costs for Road, Traffic Management and Trail Items', September 2011.		1	$1,403,732	$1,403,732
Cost to MCA	$1,895,038						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,895,038						
Demand Units	646		Design & Project Management (10% of construction cost)		$1,403,732	10%	$140,373
Levy Amount	$2,934.22		Contingency (25% of construction cost)		$1,403,732	25%	$350,933
Cost Apportionment Method			Costing Justifcation	Based on costings provided by Smec Urban September 2011 (110909_Roadworks.xls Tab DI_TN_11)			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects	n/a		Version	4.5
						REF	138

DI_PL_01a	Structure Plan & DCP Preparation (Part payment 1)					QUICK REFERENCE	
Project Description	n/a					DIL PL WORKS	
Levy Type	Development		Strategic Justification	n/a			
Category	Planning						
Year	2012		Cost Breakdown		Units	Rate	Cost
Cost	$250,000		Structure Plan & DCP Preparation.		1	$250,000	$250,000
External	0%						
Cost to MCA	$250,000						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$250,000						
Demand Units	646						
Levy Amount	$387.09						
Cost Apportionment Method			Costing Justifcation	n/a			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects			Version	4.5
						REF	139

DI_PL_01b	Structure Plan & DCP Preparation (Part payment 2)					QUICK REFERENCE	
Project Description	n/a					DIL PL WORKS	
Levy Type	Development		Strategic Justification	n/a			
Category	Planning						
Year	2020		Cost Breakdown		Units	Rate	Cost
Cost	$1,000,000		Structure Plan & DCP Preparation.		1	$1,000,000	$1,000,000
External	0%						
Cost to MCA	$1,000,000						
Applies To	Standard	Differential					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,000,000						
Demand Units	646						
Levy Amount	$1,548.37						
Cost Apportionment Method			Costing Justifcation	n/a			
Apportioned evenly across DCP area. The item is likely to be used by residents of the entire DCP area.			Related Projects			Version	4.5
						REF	140

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